

Farnham Neighbourhood Plan Review

(Regulation 14)

Sustainability Appraisal/ Strategic Environmental Assessment

Farnham Town Council

August 2018

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Section 1 Introduction

What is Sustainability Appraisal/Strategic Environmental Appraisal?

To help ensure that the Farnham Neighbourhood Plan Review is sustainable, it is best practice in the UK to undertake a Sustainability Appraisal (SA). An SA is a process that aims to predict and then assess the economic, environmental and social effects likely to arise from the adoption of the Neighbourhood Plan Review.

Where a neighbourhood plan could have significant environmental effects, it may fall within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 and so require a strategic environmental assessment (SEA). In April 2016, Waverley Borough Council issued a screening opinion that an SEA was required to be undertaken for the Farnham Neighbourhood Plan. As the Neighbourhood Plan Review provides for additional housing development to that included in the adopted Neighbourhood Plan, an SEA has been prepared for the Regulation 14 Review.

One of the basic conditions that will be tested by the independent examiner of a Neighbourhood Plan is whether the making of the plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).

SEA is a process for identifying the environmental impacts likely to arise from the Plan Review. As both the SA and the SEA aim to predict and assess the impacts of plans, they are usually combined to avoid duplication. They are referred to as the SA/SEA. It is the intention that the SA/SEA will be used as the basis for appraising the Neighbourhood Plan Review, and proposes the methodology that will be used to do this.

An SA/SEA Scoping Report was published in September 2014 outlining the main issues that will need to be considered when planning development in Farnham. A SA/SEA accompanied the Regulation 14 Neighbourhood Plan in October 2014 and the Regulation 15 Farnham Neighbourhood Plan in June 2016 and the results are included in this Report. The Plan explains how the recommendations of this report were considered when finalising the Plan Policies.

Contents of the Sustainability Report

This section describes what a Sustainability Appraisal is for, how this one has been carried out, and what area it covers. It also describes the existing policy context that the Plan is being prepared under.

Section 2 summarises key issues facing Farnham now and in the future, based on the evidence gathered during preparation of the Plan Review.

Section 3 describes the Sustainability Objectives for the Neighbourhood Plan Review. Development meeting these objectives will be considered to be 'sustainable development' by the Town Council.

Section 4 outlines how the Sustainability Objectives are aligned with the objectives of Regulation 14 Neighbourhood Plan Review.

Section 5 appraises Development Options for their sustainability.

Section 6 describes the Sustainability Appraisal of Farnham Neighbourhood Plan Review policies, conclusions arising from the Appraisal. (The full Appraisal is in Appendix 2.

Appendix 3 appraises sites which have been rejected as allocations in the Neighbourhood Plan).

Section 7 contains conclusions on the significant effects of the Neighbourhood Plan Review.

Timetable of Farnham's Neighbourhood Plan

The table shows the main stages in the production of the Neighbourhood Plan and corresponding stages of the SA/SEA. A more detailed timetable of the Neighbourhood Plan preparation and adoption is in the Plan itself.

Neighbourhood Plan Stage	SA/SEA Stage	Expected Timescale
Evidence gathering and engagement: Workshops Data collection	Identify policy context and neighbourhood characteristics. Identify sustainability issues. Development sustainability objectives. Consult on scope of SA Report: Scoping Report	2012 – Summer 2014
Options creation and testing	Test NP objectives Develop Neighbourhood Plan options Evaluate likely effects of the NP. Consider mitigation	Summer - Autumn 2014
Regulation 14 Draft Neighbourhood Plan consultation	Consultation on Draft Farnham Neighbourhood Plan Sustainability Appraisal/ Strategic Environmental Assessment	November – December 2014
Plan finalisation	Test options	Spring 2015 – Spring 2016
Regulation 15 Submission Neighbourhood Plan consultation	Consultation on Farnham Neighbourhood Plan Sustainability Appraisal/ Strategic Environmental Assessment	Summer 2016
Examination and processes and referendum		Autumn 2016 – Spring 2017
Adoption Monitoring	Post-adoption statement Monitoring	July 2017 ongoing
Data and evidence collections and interpretation post adopted Local Plan	Test NP Review objectives Assess Neighbourhood Plan Review options Evaluate likely effects of the NP Review. Consider mitigation	Spring/ Summer 2018
Regulation 14 Draft Neighbourhood Plan Review consultation (current stage)	Consultation on Draft Farnham Neighbourhood Plan Review Sustainability Appraisal/ Strategic Environmental Assessment (current stage)	Summer 2018
Plan Review finalisation	Test options	Summer/ Autumn 2018

Regulation 15 Submission Neighbourhood Plan consultation	Consultation on Farnham Neighbourhood Plan Review Sustainability Appraisal/ Strategic Environmental Assessment	Autumn 2018
Examination and referendum (if required)		Winter 2018/19
Adoption Monitoring	Post-adoption statement Monitoring	Winter 2019 ongoing

Methodology of Sustainability Appraisal/ Strategic Environmental Assessment

The methodology of the SA/ SEA conforms with current national planning practice guidance (on strategic environmental assessment and sustainability appraisal (updated February 2015)).

Whilst early public engagement took place on the potential issues for the Neighbourhood Plan, a review was undertaken of the planning policies affecting Farnham. In addition, social, economic and environmental information (baseline data) was collected and analysed. This information was collected from local studies; public engagement on the FNP carried out in 2012 and 2013, and other evidence published at District and County levels. The policy review and baseline data were taken into consideration in drawing up a list of key issues affecting Farnham and a set of sustainability objectives.

This process was written up in the SA Scoping Report, which was put out to public consultation in Summer 2014. The Scoping Report included a summary of the baseline data, the implications of concurrent plans, policies and programmes on Farnham; proposed Sustainability Objectives and monitoring indicators. The Scoping Report also described the proposed methodology for undertaking the Sustainability Appraisal of the draft Neighbourhood Plan.

The Scoping Report was circulated for consultation with statutory consultees and interested parties during the summer 2014. The consultation responses were then considered and, where appropriate, amendments were incorporated into a Final Scoping Report (September 2014).

The next step was the preparation of the draft Farnham Neighbourhood Plan (FNP) (Regulation 14) Sustainability Appraisal/ Strategic Environmental Assessment. First the draft FNP Objectives were tested for compatibility with the sustainability objectives. Then a range of policy options were each tested against the sustainability objectives. Each policy option was scored according to whether its impact on the Objective would be: significantly negative, minor negative, no impact, uncertain impact, minor positive or significantly positive. In addition, where potential impacts were identified on sustainability objectives, recommendations were made to remove or reduce negative impacts and enhance positive ones. Where possible, these recommendations were taken into account in preparing the draft FNP. In some cases, in order to increase the positive impacts of the draft policies and to reduce their negative impacts, recommendations were made for the Regulation 15 Submission Neighbourhood Plan. The cumulative impact of all the policies in the FNP were considered, as has the possible impact of any major developments proposed in Waverley and in neighbouring districts.

The next step was the preparation of this Submission Farnham Neighbourhood Plan (Regulation 15) Sustainability Appraisal/ Strategic Environmental Assessment. A topic-

based assessment of the Farnham Baseline situation and Key Issues were updated for this SA/SEA. As with the Regulation 14 Neighbourhood Plan, the FNP Objectives were tested for compatibility with the sustainability objectives. Given the updated Baseline and evidence base, and the emerging Local Plan, a range of policy options were tested against the sustainability objectives. Each policy option was scored according to whether its impact on the objective would be: significantly negative, minor negative, no impact, uncertain impact, minor positive or significantly positive. Specific Neighbourhood Plan policies were tested in the same way. Where possible, these recommendations, together with those made in the SA/SEA accompanying the Regulation 14 Neighbourhood Plan, were taken into account in preparing the Regulation 15 Submission Neighbourhood Plan in order to increase the positive impacts of the policies and to reduce their negative impacts. The cumulative impacts of all the policies in the FNP were considered, as has the possible impact of any major developments proposed in Waverley and in neighbouring districts.

The next step has been the preparation of the draft Farnham Neighbourhood Plan Review (FNPR) (Regulation 14) Sustainability Appraisal/ Strategic Environmental Assessment. First the draft FNPR Objectives were tested for compatibility with the sustainability objectives. Then policy options were considered against the sustainability objectives. Each policy option was scored according to whether its impact on the Objective would be: significantly negative, minor negative, no impact, uncertain impact, minor positive or significantly positive. In addition, where potential impacts were identified on sustainability objectives, recommendations were made to remove or reduce negative impacts and enhance positive ones. Where possible, these recommendations were taken into account in preparing the draft FNPR. The cumulative impact of all the policies in the FNP were considered, as has the possible impact of any major developments proposed in Waverley and in neighbouring districts.

Planning Context

The **Localism Act** gives additional powers to local communities to control their local areas. The Act was given royal assent in November 2011 and the parts of the act dealing with Neighbourhood Planning came into force in March 2012.

The **National Planning Policy Framework (NPPF)** should be taken into account in the preparation of neighbourhood plans (NPPF Para 2). The NPPF requires that planning policy and development decisions be made in light of the Government policy to permit 'Sustainable Development'

The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly

The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously (NPPF).

The South East Plan (2009) has now been revoked except for Policy NRM6 which relates to the protection of biodiversity sites of European Importance. This is relevant to Farnham as residential development in many parts of the Neighbourhood Plan area could affect the Thames Basin Heaths SPA and Wealden Heaths I SPA. Suitable alternative natural greenspace (SANG) should be provided to ensure that residential development

does not increase recreation pressure on the Thames Basin Heaths SPA which would affect the protected species and habitats.

Waverley Borough Local Plan (2002) sets strategic policies for land including housing and employment targets, land and location. However, since the Local Plan is now quite old, some policies, including housing provision, have not been saved. Policies of the Local Plan that have been retained are available on the Waverley Borough Council website. A number of policies in the 2002 Local Plan will be retained until replaced by Local Plan Part 2: Site Allocations and Development Management Policies.

The Local Plan sets out a number of policies for development and transport initiatives in Farnham town centre which include a pedestrian improvement area, cycle routes and Key Development sites. Other policies seek to protect and enhance the historic character of the town and its green setting. These include policies relating to the Conservation Area, Castle Street, the protection of areas of strategic visual importance and the green envelope.

Outside the town, policies seek to protect the Area of Great Landscape Value, sites of biodiversity value and to promote road improvements.

Farnham Neighbourhood Plan, July 2017. The made Neighbourhood Plan aims to meet the changing needs of the local community by ensuring new development of high quality design fits well with, and does not erode, the character of the distinctive areas of the town and surrounding countryside and is supported by improved infrastructure. The Neighbourhood Plan allocates 10 housing sites whilst enabling a total housing provision of some 2201 dwellings (including completions, planning permissions and an allowance for windfall development) by 2031 with an emphasis on small scale dwellings. The Plan seeks to retain, intensify and regenerate 20 established business sites whilst allocating a further site for business uses and enabling the conversion of rural buildings for business and tourist use. The Plan seeks to retain and enhance the attractive historic market town centre and 10 Neighbourhood Centres as the economic and social hubs of Farnham. The Neighbourhood Plan allocates two large sites for redevelopment in the town centre, whilst also protecting the primary retail core in West Street, Downing Street and The Borough as well as smaller units, public houses and hotels. The Plan requires high quality design which responds well to the distinctive character areas of the town and surrounding countryside. It seeks to preserve and enhance heritage assets (including the 5 designated Conservation Areas); maintain the informal sylvan character of the South Farnham Arcadian Areas; retain and, where appropriate, enhance the town's network of green infrastructure and protect the countryside including the Surrey Hills AONB and areas of high landscape value and sensitivity. Policy seeks to prevent coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham. Two areas are allocated for additional sports pitches and other green space uses. Farnham is within the buffer zone of two European Special Protection Areas (SPAs) and provision, or contributions towards the provision of Suitable Alternative Natural Greenspace, is a requirement for most housing development. Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan, which should be provided in a timely manner, or through developer contributions.

Waverley Borough Local Plan Part 1: Strategic Policies and Sites, February 2018

The Local Plan seeks to meet the objectively assessed housing need of at least 11,210 net additional homes within the Borough in the period from 2013 to 2032 (equivalent to at least 590 dwellings a year). Each parish is allocated a minimum number of new homes to accommodate (including homes permitted and built since April 2013 and, in the case of the main settlements such as Farnham, anticipated windfall development): Farnham's

share of this provision is 2,780 dwellings (Policy ALH1: The Amount and Location of Housing). A number of strategic housing sites which replicate some of the allocations included in the made Neighbourhood Plan are allocated in the Local Plan Part 1 within Farnham. The mix of dwelling types, sizes and tenure split should reflect the type of housing identified as being required in the most up-to-date evidence of housing needs. The Local Plan seeks to protect existing employment sites permitting their sustainable redevelopment, intensification and/or expansion and the re-use and conversion of existing rural buildings for economic development. The Plan includes the business site allocation included in the made Neighbourhood Plan on land off Water Lane, Farnham. The Local Plan supports Farnham's role as a retail centre providing an extensive range of convenience and comparison shopping. The Plan also retains a number of saved Local Plan countryside and landscape designations and also refers to potential extensions to the AONB at Farnham. The Plan seeks to ensure that the character and amenity of the Borough are protected by requiring new development to be of a high quality and inclusive design that responds to distinctive local character. The Local Plan contains a sustainable construction and design policy which seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions. The Local Plan is accompanied by the necessary SA/SEA.

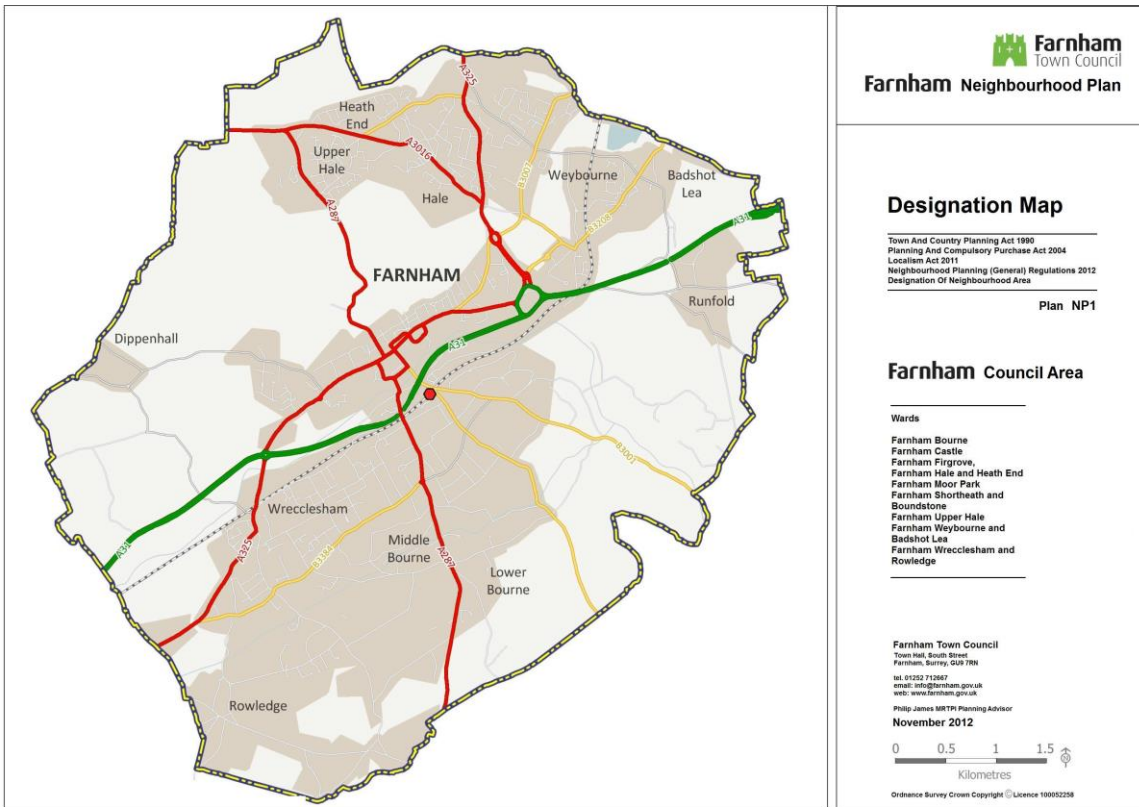
Waverley Local Plan Part 2: Site Allocations and Development Management

Policies - Preferred Options Consultation, May 2018 is an emerging plan which allocates additional development sites (though not in Farnham which is delegated to the Neighbourhood Plan) and contains more detailed development management policies. Policies in the draft plan include Environmental Implications of Development (DM1); Quality Places through Design (DM2); Safeguarding Amenity (DM3; Accessibility and transport (DM7) and a range of heritage protection policies (DM19 – 24). The Farnham/Aldershot Strategic Gap is defined to prevent the coalescence of Farnham and Aldershot (DM17). Six Local Green Spaces where development is restricted are defined in Farnham (DM18).

Farnham Town Design Statement (adopted 2010) provides a detailed description of the town history, architecture and design and environment. It sets out draft policies or design guidance for developers to observe, in order to retain and protect the historic character and environmental quality of the town and villages; and describes potential improvements that would enhance them. The analysis forms an important part of the evidence base which will be used to inform the contents of the Neighbourhood Plan Review.

Which Area Does the Neighbourhood Plan Review Cover?

The Farnham Neighbourhood Plan Review relates to the designated area covered by Farnham Town Council. In preparing the Plan, there has been dialogue with the adjoining parish councils (Alfold Parish Council; Cranleigh Parish Council; Chiddingfold Parish Council and Seale and Sands Parish Council and Haslemere Vision as well as with Waverley Borough Council, Hart District Council and Rushmoor Borough Council. The neighbourhood plan designation was approved by Waverley Borough Council on 19 February 2013. The area to which the Plan applies is shown on the Farnham Neighbourhood Plan Designation Map (figure 1).



Section 2: Key Sustainability Issues

The Scoping Report set out how the review of policy context, baseline information and consultation with the wider community helped to identify key issues for Farnham. A topic-based assessment of Farnham Baseline situation and Key Issues has been updated for this SA/SEA and can be found in Appendix 1. An assessment reveals that the sustainability objectives contained in the Scoping Report remain appropriate for assessing the sustainability of the Neighbourhood Plan Review. The following key issues are derived from the updated assessment.

Key Issues for Farnham

Housing

There is a need to ensure that there is adequate housing available in a range of sizes and tenures to meet local needs whilst protecting the local environment and quality of life, including smaller homes, student housing and specialist elderly housing schemes.

Identifying suitable, sustainable locations to meet housing requirements.

Landscape and Open Space

Local residents fear the coalescence of settlements which would harm settlement identity and character.

Pressures to build housing or other built development could threaten valued areas of open space, views, the landscape setting of Farnham and accessibility to the countryside.

Traffic and transport infrastructure are harmful to landscape character.

The urban fringe around Farnham and along the A31 corridor could be enhanced.

Local consultation indicates that Farnham Park and its historic setting, Bishops Meadow and Gostrey Meadow are particularly valued open spaces.

Jobs and Employment

There is a level of commuting out of the County.

Demand for housing or other uses could result in the loss of some employment space.

Redevelopment in and around East Street could provide opportunities to enhance the mix of uses and quality of the environment in the town centre, but there is local concern about the design and mix of uses as proposed.

The future of the Woolmead and vacant sites.

Retention of independent retailers and neighbourhood centres that reduce the need to travel by car.

Retention of a mix of employment opportunities to promote a vibrant local economy.

Support for small businesses and agricultural diversification.

Perceived shortage of high quality employment sites.

Tourism is based on visitors to the historic centre and attractions

Transport

Heavy volumes of traffic on major routes and passing through Farnham town centre causing congestion at peak times and contributing to climate change, pollution, loss of amenity and creating safety issues.

Future development in and outside Farnham has the potential to exacerbate existing road traffic issues.

Large vehicles and heavy traffic on rural roads.

Poor environment for pedestrians and cyclists at some locations.

Heavy goods vehicles unloading on the road.

Challenges created by narrow, historic roads in handling volume of traffic, developing safe cycle and pedestrian routes and promoting public transport.

Parking issues in the town centre.

Infrastructure

Existing and future pressure on the road and rail transport systems and for parking.

Congestion in central Farnham.

The need for safe networks and crossings for cyclists and pedestrians.

Pressure on school places for the current and predicted populations.

Open space provision generally good but some deficiencies in recreation open space.

Shortage of facilities for young people.

Improvements to broadband/technical infrastructure.

Protection and expansion of cultural facilities.

Ensuring any new development is supported by adequate infrastructure development including water supply and waste water treatment.

The potential impact of large scale developments in surrounding towns.

Pollution

An Air Quality Management Area has been designated in Farnham due to Nitrogen Dioxide emissions mainly from traffic.

The chemical quality of the River Wey and Blackwater River is currently good but the ecological quality is moderate/poor.

Ecology and Biodiversity

Farnham incorporates several areas of local or national natural conservation interest and is within the buffer zone of European SPAs and a SAC.

The variety of local habitats including farmland, woodland, water features, heathland and urban green spaces encourages a wide diversity of flora and fauna including priority species.

There are several areas within Farnham which could be improved to enhance their ecology and biodiversity.

Identifying suitable SANG provision.

Design and Heritage

Maintaining the character of distinct areas in and around Farnham.

Promotion of good design.

Water

Farnham suffers from water stress along with the rest of the South East region of England

The need to reduce flood risk and the impact of flooding now and in the future.

The increased pressure on water resources likely to occur with future development in Farnham and in neighbouring areas.

The need to improve water quality and the biodiversity value of water features.

Energy

Absence of information on the scope for non-renewable technologies in Farnham.

Community-scale energy schemes could be viable in Farnham.

Landscape impacts mean that large scale renewable technologies are likely to be inappropriate in Farnham.

Climate Change

The principal effects of climate change in Farnham will be rising temperatures, impacts on water resources, particularly the frequency and severity of flooding and impacts on biodiversity.

Climate change measures will need to address the causes of climate change, mitigation of its effects and adaptation.

Carbon emissions from domestic and industrial sources and from traffic contribute to global warming.

Section 3: Sustainability Objectives

The Sustainability Objectives for Farnham Neighbourhood Plan were derived from:

- Review of the Policies and Documents
- Review of Waverley Borough Sustainability Objectives
- An Understanding of the key issues facing Farnham
- Consultation with the Environment Agency; Historic England and Natural England

The Sustainability Objectives for the Farnham Plan area are as follows:

1.	To ensure that everyone has the opportunity to live in a decent and affordable home of the appropriate size, type and tenure.
2.	To protect, enhance and make accessible for enjoyment, the town's open spaces and high quality and sensitive landscape and prevent the coalescence of settlements.
3.	To promote opportunities for employment within the Town and support Farnham town centre, local businesses and tourism.
4.	To reduce the need to travel by car for local journeys, reduce road congestion, improve air quality and improve and promote travel by cycle and on foot within the Town.
5.	To ensure adequate amenities for local residents, including health, education, local shopping and leisure facilities.
6.	To conserve and enhance biodiversity and prevent any significant adverse effect on sites of national and international importance.
7.	To ensure development complements the character of the town's individual neighbourhoods.
8.	To maintain and improve the water quality of the Town's watercourses and to achieve sustainable water resources management.
9.	To reduce and manage the risk of flooding and any consequential harmful impacts to public wellbeing, the local economy and the environment.
10.	To increase energy efficiency and the proportion of energy generated from renewable sources in the Town and to utilise sustainably produced and local products in new developments where possible.
11.	To reduce the Town's impact on climate change and prepare the community and environment for its impacts.
12.	To conserve and enhance the historic environment, heritage assets and their settings and the distinctive built heritage of the area.

Section 4: Testing the Neighbourhood Plan Review Objectives

To ensure that the Neighbourhood Plan Review is sustainable, it is necessary to test the objectives of the Neighbourhood Plan Review against the Sustainability Objectives.

The Neighbourhood Plan Review Objectives are set out below:

Neighbourhood Plan Review Objectives

Environment

1. To conserve and enhance the distinctive built heritage assets of the area and their setting.
2. To ensure development is well designed and takes into account the distinctive character and heritage of each of Farnham's individual areas.
3. To protect the identity and distinctive character of the different areas of Farnham and prevent the coalescence of Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham, Rowledge and Boundstone and Rowledge and Frensham
4. To protect and enhance the landscape around the town including the Surrey Hills AONB; areas of high landscape value and sensitivity; Farnham Park and its historic setting and the well wooded arcadian character of south Farnham
5. To protect, enhance and improve connectivity between important green spaces of the whole town, including the strategically important Farnham Park, the Bishops Meadow and the Wey corridor
6. To retain and extend the diversity of wildlife and habitats throughout the Neighbourhood Plan area
7. To maintain the integrity of all Special Protection Areas (SPAs) and SSSIs

Housing

8. To ensure an adequate supply and mix of housing to meet strategically identified needs within the identified environmental constraints of Farnham.'
9. To make the best and effective use of brownfield sites
10. To ensure the development of greenfield sites is well integrated with the adjoining countryside by retaining and enhancing landscape features (such as woodland, hedgerows, mature trees, watercourses and ponds) and providing a good standard of amenity space and sensitive landscape edges

Business

11. To support a balanced local economy with a thriving town centre office sector and a range of business units (including for creative industries) with good access around Farnham
12. To retain and regenerate well located existing business sites

Farnham Town Centre and Local Centres

13. To retain and enhance the attractive historic market town centre as the economic and social hub of Farnham
14. To retain a range of unit sizes within the town centre to promote a variety of retailers, including independent stores, and a thriving evening economy with a range of pubs and restaurants
15. To protect the clusters of shops and services at neighbourhood centres serving the local communities of Farnham

Leisure and Wellbeing

16. To protect and enhance public open spaces used for recreational purposes throughout the area, including links between open spaces and leisure activities, and ensure new provision in association with new development

16. To improve sports provision in and around Farnham

18. To protect the cultural attractions and community buildings of the town

Infrastructure

19. To ensure sufficient infrastructure capacity is provided in a timely manner, appropriate to the scale of new development

20. To ensure new development is well connected to the facilities of Farnham by a range of transport modes, including walking, cycling and public transport and, where appropriate, makes suitable provision towards new sustainable transport infrastructure

21. To improve air quality within the town centre

22. To ensure Farnham's extensive network of footpaths, bridleways and cycle ways is protected and where possible extended through new development to continue to provide access to local facilities and the countryside

23. To increase school places at all levels

24. To ensure sufficient sewage treatment capacity is available to serve new development.

Testing the Neighbourhood Plan Review Objectives

A matrix was prepared testing each Neighbourhood Plan Review Objective against each SA Objective. The key to the matrix is as follows:

	Objectives are compatible
	Compatibility is unclear
	Objectives are incompatible
	No obvious relationship between the objectives

Neighbourhood Plan Review Objectives	Sustainability Objectives											
	Homes	Landscape/ Open Space	Employment/Centres	Transport/Air Quality	Amenities	Biodiversity	Character	Water Resources/ Quality	Flooding	Energy Efficiency	Climate Change	Heritage
1												
2												
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Summary of Comparison of Objectives

The appraisal of the compatibility between the Neighbourhood Plan Review objectives and the SA objectives has revealed no contradictions. Most of the Neighbourhood Plan Review Objectives are compatible with the Sustainability Objectives. Overall, it demonstrates that the Neighbourhood Plan Review Objectives are broadly sustainable. No objectives are considered to be incompatible. All of the Sustainability Objectives are addressed by the Neighbourhood Plan Review Objectives.

However, as summarised below, compatibility is unclear in some cases. Where there is uncertainty over compatibility between two sets of objectives, this can be addressed through careful policy wording to ensure that the objectives are aligned as far as possible.

Neighbourhood Plan Review **Objective 1** has uncertain compatibility with sustainability objectives relating to homes, employment, amenities, energy efficiency and climate change. This is because protecting and enhancing the historic built heritage may place constraints on the scale and type of new housing and employment development that could take place and also in installing energy efficiency measures. It may also limit the scope for new road and other infrastructure schemes that could reduce traffic congestion and improve local air quality. However, careful and sensitive design that respects the context and character of the area can ensure that the objectives are compatible.

Neighbourhood Plan Review **Objectives 3 – 7** which relate to protecting the identity and distinctive character of the different areas of Farnham, the landscape, green infrastructure and biodiversity show high levels of compatibility. Compatibility is uncertain between Neighbourhood Plan Review Objectives 3 - 7 and the sustainability objective regarding providing decent and affordable homes. Likewise Neighbourhood Plan Review Objective 8, which relates to providing homes, has uncertain compatibility with a range of sustainability objectives. This is because of the inherent tension between bringing forward land for development to meet identified needs and protecting heritage and the natural environment, particularly green open spaces which have a role in providing sites for active leisure, contribute to air quality, reduce flood risk, provide habitats for wildlife and have landscape and townscape value. However, the objectives are not incompatible provided that the policies are drafted to ensure the development proposals are located in the most sustainable places and require mitigation of any potential negative effects. Any new development is likely to increase demand for energy and water.

Neighbourhood Plan Review **Objectives 9 – 10** in relation to housing show high levels of compatibility.

Neighbourhood Plan Review **Objectives 11 and 12**, which refer to supporting a thriving town centre and retaining/enhancing/providing employment sites, have uncertain compatibility with Sustainability Objectives relating to homes, landscapes/open space, heritage, transport/air quality, biodiversity, energy efficiency and climate change. This is because encouraging a thriving town centre may increase existing traffic congestion and air quality issues, whilst providing employment sites outside or at the edge of settlements may increase the length and number of motorized journeys. In addition, providing new employment sites may reduce the availability of sites for housing and increase pressure on greenfield sites which contribute to open space, biodiversity, climate change and air quality objectives. Compatibility between these objectives can be achieved by focusing employment development in the most sustainable locations preferably on previously developed land, requiring mitigation of any potential negative effects and introducing measures to improve air quality/traffic congestion in the town centre.

Neighbourhood Plan Review **Objective 13**, relating to the town centre being the economic and social hub of Farnham, has uncertain compatibility with sustainability objectives on transport/air quality, energy efficiency and climate change. Whilst it is sustainable to locate facilities within an existing centre with good access, the existing traffic congestion and air quality issues could be increased by this objective. Traffic congestion is inefficient for fuel use and contributes to the causes of climate change. Compatibility can be ensured by implementing policies that would address the air quality/traffic congestion in the town centre.

Neighbourhood Plan Review **Objectives 14 – 15** relating to town and neighbourhood centres show high levels of compatibility. Neighbourhood Plan Review **Objectives 14 - 16** have uncertain compatibility with the sustainability objective relating to homes. Protecting green spaces and preventing the conversion of shops/services to residential use, may act as a constraint on providing homes. However, in this case, the advantages of retaining these community facilities could be considered to out-weigh any potential effect on housing supply which can be met in other ways.

Neighbourhood Plan Review **Objectives 17 – 18** in relation to sports provision and cultural attractions show high levels of compatibility.

Neighbourhood Plan Review **Objective 19**, relating to infrastructure capacity has uncertain compatibility with objectives on landscape/open space, transport/air quality and biodiversity and heritage. It is possible that infrastructure development would encroach on previously open land, heritage assets or their setting and/or generate increased traffic. Alternatively sustainable infrastructure, including footpaths, cycle routes and improved public transport, could reduce motorized traffic and improve air quality. Similarly, strong conservation and design policies can help mitigate any adverse impacts.

Neighbourhood Plan Review **Objectives 20 – 22** in relation to sustainable transport and air quality show high levels of compatibility.

Neighbourhood Plan Review **Objective 23**, which is to increase school places, has an uncertain compatibility with transport/air quality, biodiversity and climate change. Provision of more school places could increase local traffic, having a negative impact on air quality and carbon use. However, if there is an existing shortfall of school places and people are driving their children to school in other centres, more local provision would reduce the length and number of car journeys, in which case the effect would be positive. Compatibility of these objectives can be increased by ensuring that schools have good access via a variety of sustainable transport modes.

Overall, there is good compatibility between the Neighbourhood Plan Review objectives and the SA/ SEA objectives.

Section 5: Sustainability Appraisal of Development Options

This Part of the SA/ SEA describes how, in preparing the Regulation 14 Neighbourhood Plan Review, there has been an appraisal of development options. The SEA Directive requires the appraisal to appraise 'reasonable development alternatives'. The likely significant effects on the environment of implementing the Neighbourhood Plan Review and reasonable alternatives taking into account the objectives and the geographical scope of the plan, should be identified, described and evaluated (Article 5(1) of the Directive). The rationale for each option should also be clearly recorded; the environmental report must include an outline of the reasons for selecting the preferred alternative (Annex I (h) of the Directive).

In the light of the updated baseline situation and evidence base, and the Local Plan, it has been possible to appraise reasonable alternative approaches to planning Farnham over the period to 2032. Reasonable alternatives have been appraised and, where possible, identified for the following:

- housing growth: the number of homes to be developed
- economic development growth
- strategic distribution of development at Farnham

Such options should be tested against the sustainability objectives identified in the SA/SEA.

Housing Growth: the number of homes to be developed

What are the reasonable alternatives?

The Neighbourhood Plan Review should plan positively to help accommodate identified strategic housing need. The Waverley Borough Local Plan Part 1: Strategic Policies and Sites, 2018 was recently adopted ahead of preparation of the Regulation 14 Neighbourhood Plan Review. The Local Plan seeks to meet the objectively assessed housing need of at least 11,210 net additional homes within the Borough in the period from 2013 to 2032 (equivalent to at least 590 dwellings a year). Each parish is allocated a minimum number of new homes to accommodate (including homes permitted and built since April 2013 and, in the case of the main settlements such as Farnham, anticipated windfall development): Farnham's share of this provision is 2,780.

Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan and should not promote less development than set out in the Local Plan. Thus an option which promotes less than 2,780 dwellings is not a reasonable alternative.

Both the Borough's and Farnham's housing requirement is expressed as a minimum number of homes and thus it is open to the Neighbourhood Plan Review to exceed this requirement. However, the recently adopted Local Plan demonstrates how the Borough can meet its housing targets across a broad range of settlements without requiring additional housing at Farnham. In addition, Farnham is within the buffer zone of the Thames Basin Heath SPA and the retained South East Plan Policy NRM6 states that priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures. In order to comply with this policy, housing to meet the strategic housing need of the Borough should generally be directed away from Farnham. Significantly exceeding 2,780 new dwellings in Farnham is therefore not a reasonable option at this time.

Thus meeting the housing requirement of 2,780 dwellings currently represents the only reasonable alternative for the number of new homes within the Plan area (**Alternative 1.1**).

Appraisal of Housing Development Alternative

It is necessary for the SA/ SEA to examine the impacts of the reasonable alternative against the SA/ SEA objectives.

SA/ SEA objectives

Housing Growth Alternative	Alternative 1.1 Approximately 2,780 new homes within the Plan area
SA/ SEA Objective	
1 To ensure that everyone has the opportunity to live in a decent and affordable home of the appropriate size, type and tenure.	++
2 To protect, enhance and make accessible for enjoyment, the town's open spaces and high quality and sensitive landscape and prevent the coalescence of settlements.	?
3 To promote opportunities for employment within the Town and support Farnham town centre, local businesses and tourism.	+
4 To reduce the need to travel by car for local journeys, reduce road congestion, improve air quality and improve and promote travel by cycle and on foot within the Town.	-
5 To ensure adequate amenities for local residents, including health, education, local shopping and leisure facilities.	?
6 To conserve and enhance biodiversity and prevent any significant adverse effect on sites of national and international importance.	?
7 To ensure development complements the character of the town's individual neighbourhoods.	?
8 To maintain and improve the water quality of the Town's watercourses and to achieve sustainable water resources management.	?
9 To reduce and manage the risk of flooding and any consequential harmful impacts to public wellbeing, the local economy and the environment.	?
10 To increase energy efficiency and the proportion of energy generated from renewable sources in the Town and to utilize sustainably produced and local products in new developments where possible.	?
11 To reduce the Town's impact on climate change and prepare the community and environment for its impacts.	-
12 To conserve and enhance the historic environment, heritage assets and their settings and the distinctive built heritage of the area.	?

SCORE	DESCRIPTION	SYMBOL
Significant Positive Effect	The development alternative contributes significantly to the achievement of the objective	++
Minor Positive Effect	The development alternative contributes to the achievement of the objective but not significantly	+
Neutral	The development alternative does not have any effect on the achievement of the objective	0
Minor Negative Effect	The development alternative detracts from the achievement of the objective but not significantly	-
Significant Negative Effect	The development alternative detracts significantly from the achievement of the objective	--
No Relationship	There is no clear relationship between the development alternative and the achievement of the objective or the relationship is negligible	/
Uncertain	The effect on the objective is uncertain and subject to implementation	?

Which is the most sustainable alternative?

There is only one reasonable alternative for the number of new homes within the Plan area to evaluate in this instance. Clearly Alternative 1.1 contributes significantly to the achievement of ensuring the delivery of decent and affordable homes of the appropriate size, type and tenure and this would have a significant positive effect on this objective. This option would have short term employment benefits and could help support Farnham town centre and local businesses creating a minor positive effect on this objective. The amount of housing included within Alternative 1.1 reduces the potential negative environmental impacts particularly on the Thames Basin Heaths SPA. However the impact on open space, landscape of high value and sensitivity, coalescence, heritage assets and the floodplain will depend on the location of this quantum of development and therefore without this spatial distribution many of the impacts are uncertain. Subject to careful siting, this Alternative could have significant positive impacts on these environmental objectives. However, poorly located sites could have a significant negative impact. New development would potentially increase the need to travel by car for local journeys, increase road congestion and reduce air quality but the quantity of homes and the promotion of sustainable modes of travel should reduce this to a minor negative impact.

Economic Development Growth

What are the reasonable alternatives?

The Borough Council published the borough-wide Employment Land Review Updates, 2014 and 2016 and the Town Centres Retail Study Update, 2013. The ELR recommends that in addition to providing additional B1a/b floorspace it is also important that the Borough provides a continuing supply of land suitable for B2 and B8 use classes as well as premises meeting the business needs of all sizes including SMEs in order to maintain a healthy mix of businesses. The Town Centres Retail Study Update, 2013 forecast's a potential need for 1,517 sq m floorspace (net) convenience floorspace and 14,610 sqm (net) comparison floorpace during the Plan period.

The Neighbourhood Plan should plan positively to help accommodate identified strategic business need. The Waverley Borough Local Plan Part 1: Strategic Policies and Sites, 2018, signals the need for the sustainable redevelopment, intensification and/or expansion

of sites presently used for employment uses; supporting the town centre; the re-use and conversion of existing rural buildings; tourism and a new site on Land off Water Lane, Farnham within the Plan area. Helping to **meet the economic needs of the Borough by following the policy Approach of the Local Plan – Part 1** represents a reasonable alternative for the Neighbourhood Plan Review (**Alternative 2.1**).

Unlike housing development, business growth is not limited by SANG and an alternative option may be to **significantly exceed the projected economic development needs in Farnham (Alternative 2.2)**.

Appraisal of Economic Development Alternatives

It is necessary for the SA/ SEA to examine the impacts of each alternative to assist the Town Council in selecting the appropriate economic development growth. The alternatives are tested against the SA/ SEA objectives.

SA/ SEA objectives

Economic Development Alternatives	Alternative 2.1 Assist meeting the economic needs of the Borough by following the policy approach of the Local Plan – Part 1	Alternative 2.2 Significantly exceed the projected economic development needs in Farnham
SA/ SEA Objective		
1 To ensure that everyone has the opportunity to live in a decent and affordable home of the appropriate size, type and tenure.	0	0
2 To protect, enhance and make accessible for enjoyment, the town's open spaces and high quality and sensitive landscape and prevent the coalescence of settlements.	+	--
3 To promote opportunities for employment within the Town and support Farnham town centre, local businesses and tourism.	++	++
4 To reduce the need to travel by car for local journeys, reduce road congestion, improve air quality and improve and promote travel by cycle and on foot within the Town.	-	--
5 To ensure adequate amenities for local residents, including health, education, local shopping and leisure facilities.	+	+
6 To conserve and enhance biodiversity and prevent any significant adverse effect on sites of national and international importance.	+	--
7 To ensure development complements the character of the town's individual neighbourhoods.	+	--
8 To maintain and improve the water quality of the Town's watercourses and to achieve sustainable water resources management.	?	?

9 To reduce and manage the risk of flooding and any consequential harmful impacts to public wellbeing, the local economy and the environment.	-	--
10 To increase energy efficiency and the proportion of energy generated from renewable sources in the Town and to utilize sustainably produced and local products in new developments where possible.	?	?
11 To reduce the Town's impact on climate change and prepare the community and environment for its impacts.	-	--
12 To conserve and enhance the historic environment, heritage assets and their settings and the distinctive built heritage of the area.	+	--

SCORE	DESCRIPTION	SYMBOL
Significant Positive Effect	The development alternative contributes significantly to the achievement of the objective	++
Minor Positive Effect	The development alternative contributes to the achievement of the objective but not significantly	+
Neutral	The development alternative does not have any effect on the achievement of the objective	0
Minor Negative Effect	The development alternative detracts from the achievement of the objective but not significantly	-
Significant Negative Effect	The development alternative detracts significantly from the achievement of the objective	--
No Relationship	There is no clear relationship between the development alternative and the achievement of the objective or the relationship is negligible	/
Uncertain	The effect on the objective is uncertain and subject to implementation	?

Which is the most sustainable alternative?

Clearly Alternatives 2.1 and 2.2 development alternatives contribute significantly to the achievement of promoting opportunities for employment within the Town and supporting Farnham town centre, local businesses and tourism and both alternatives would have a significant positive effect on this objective.

Alternative 2.1 by following the policy approach of the Local Plan of retaining and intensifying the use of existing sites; reinforcing the town and neighbourhood centres and allocating a single greenfield site should be able to protect open spaces; coalescence; high quality and sensitive landscape; biodiversity; the character of the town's individual neighbourhoods and the area's historic environment, including the Town Centre Conservation Area. In addition, there should be minor positive benefits to ensuring adequate amenities for local residents, including local shopping. Some of the existing economic development areas are located within Flood Zone 3 but the relatively limited amount of change is likely to lead to a minor negative effect on this objective. By balancing economic and housing development, Alternative 2.1 is likely to have a minor negative impact on transport and air quality objectives and consequently climate change.

Alternative 2.2 would be likely to have a significant adverse effect on the achievement of all environmental objectives. As the opportunities for allocating brownfield sites have been maximised, significant new development would have to rely on greenfield sites where the

impact on high quality and sensitive landscapes, coalescence; biodiversity and the floodplain would inevitably be greater with a significant negative effect expected on these objectives. In addition, the growth of significant economic development beyond the growth of housing enabled by the Plan would be likely to result in in-commuting to the detriment of transport and air quality objectives. Overall this alternative is likely to have a significant negative effect on climate change.

In conclusion, Alternatives 2.1 and 2.2 can be shown to have a significant positive effect on promoting opportunities for employment within the town and supporting Farnham town centre, local businesses and tourism. The amount of economic development included within Alternative 2.1 means that significant negative environmental impacts can be avoided with some minor positive effects on a range of environmental objectives and minor negative effects likely to travel by car and air pollution, flooding and climate change. In contrast, Alternative 2.2 would have significant negative impacts on a wide range of environmental objectives. In addition, without significant additional housing growth (which in turn would also have significant negative impacts on environmental objectives) there would be likely to be significant negative impacts on reducing the need to travel by car and air quality.

For the reasons set out above, the preferred alternative for the Neighbourhood Plan Review is following the policy approach of the Local Plan of the redevelopment, intensification and/or expansion of sites presently used for employment uses; the re-use and conversion of existing rural buildings; tourism and a new site on Land off Water Lane, Farnham.

Strategic distribution of development at Farnham

What are the reasonable alternatives?

It is assumed that the preferred housing growth option of approximately 2,780 new homes and economic growth from redevelopment, intensification and/or expansion of sites presently used for employment uses; supporting the town centre; the re-use and conversion of existing rural buildings; tourism and a new site on Land off Water Lane outlined in the SA/SEA will provide the basis for the Farnham Neighbourhood Plan Review.

The made Farnham Neighbourhood Plan facilitates approximately 2,201 new homes in the period 2013 to 2031. Already in the first 5 years good progress is being made towards this target with 1,505 dwellings completed or committed through planning permissions. By definition, the precise location of windfalls cannot be predicted but clear trends indicate that 363 dwellings can be expected on windfall sites. Thus, 1,868 dwellings are already committed or predicted. In addition, sites with a capacity of 620 dwellings are allocated in the made Neighbourhood Plan. Economic growth is already committed in the made Neighbourhood Plan through the redevelopment, intensification and/or expansion of sites presently used for employment uses; the re-use and conversion of existing rural buildings; tourism and a new site on Land off Water Lane. For this reason, the strategic distribution of development at Farnham is already largely determined by commitments.

A number of brownfield sites have been promoted though a Call for Sites exercise conducted since the Neighbourhood Plan was made. One reasonable alternative could therefore involve maximising brownfield development sites with no development on greenfield sites located beyond the Built Up Area Boundary in the made Neighbourhood Plan.

Given the sites promoted for housing development, there are a number of greenfield sites beyond the Built Up Area Boundary of the made Neighbourhood Plan which could be allocated to meet the residual housing need of the Neighbourhood Plan Review. Locating development on greenfield sites at the periphery of Farnham is another alternative development option.

Given the sites promoted for housing, there appears to be one broad location where all the residual new development could be clustered: to the north, east, west and/or south of Badshot Lea. This represents a third alternative focused on greenfield development around Badshot Lea with less emphasis on brownfield opportunities.

A range of alternatives associated with the preferred levels of growth therefore appear to be feasible in terms of distributing new development at Farnham:

Alternative 3.1 - Maximise Farnham's brownfield development opportunities with no development on greenfield sites beyond the Built Up Area Boundary

Alternative 3.2 - Focus dispersed development on greenfield sites at the periphery of Farnham

Alternative 3.3 - Focus development in a single growth area of Badshot Lea

Appraisal of Development Options

It is necessary for the SA/ SEA to examine the impacts of each alternative to assist the Town Council in selecting the appropriate strategic distribution of development at Farnham. The alternatives are tested against the SA/ SEA objectives.

Strategic distribution of development at Farnham Alternatives	Alternative 3.1 - Maximise Farnham's brownfield development opportunities with no development on greenfield sites beyond the Built Up Area Boundary	Alternative 3.2 - Focus dispersed development on greenfield sites at the periphery of Farnham	Alternative 3.3 Focus development in a single growth area of Badshot Lea
SA/ SEA Objective			
1 To ensure that everyone has the opportunity to live in a decent and affordable home of the appropriate size, type and tenure.	++	++	+
2 To protect, enhance and make accessible for enjoyment, the town's open spaces and high quality and sensitive landscape and prevent the coalescence of settlements.	++	--	--
3 To promote opportunities for employment within the Town and support Farnham town centre, local businesses and tourism.	++	+	+
4 To reduce the need to travel by car for local journeys, reduce road congestion, improve air quality and improve and promote travel by cycle and on foot within the Town.	+	--	--
5 To ensure adequate amenities for local residents, including health, education, local shopping and leisure facilities.	+	+	-
6 To conserve and enhance biodiversity and prevent any significant adverse effect on sites of national and international importance.	++	--	+
7 To ensure development complements the character of the town's individual neighbourhoods.	++	-	--
8 To maintain and improve the water quality of the Town's watercourses and to achieve sustainable water resources management.	?	?	?
9 To reduce and manage the risk of flooding and any consequential harmful impacts to public wellbeing, the local economy and the environment.	-	-	-
10 To increase energy efficiency and the proportion of energy generated from renewable sources in the Town and to utilize sustainably produced and local products in new developments where possible.	?	?	?
11 To reduce the Town's impact on climate change and prepare the community and environment for its impacts.	+	--	--
12 To conserve and enhance the historic environment, heritage assets and their settings and the distinctive built heritage of the area.	++	+	+

SCORE	DESCRIPTION	SYMBOL
Significant Positive Effect	The development alternative contributes significantly to the achievement of the objective	++
Minor Positive Effect	The development alternative contributes to the achievement of the objective but not significantly	+
Neutral	The development alternative does not have any effect on the achievement of the objective	0
Minor Negative Effect	The development alternative detracts from the achievement of the objective but not significantly	-
Significant Negative Effect	The development alternative detracts significantly from the achievement of the objective	--
No Relationship	There is no clear relationship between the development alternative and the achievement of the objective or the relationship is negligible	/
Uncertain	The effect on the objective is uncertain and subject to implementation	?

Which is the most sustainable alternative?

Clearly all alternatives would have a positive effect on the delivery of housing development. This is likely to be significant in the case of Alternatives 3.1 and 3.2. Alternative 3.1 in particular would allow the use of higher densities within the urban area and close to the town centre with the opportunity to provide smaller units to help meet identified housing needs. Alternative 3.3 may be dependent on greater infrastructure investment and would be concentrated on a single area with a more limited range of locations, owners and developers to assist delivery. This may delay housing provision and therefore may be less likely to ensure the delivery of planned housing and therefore have a minor positive effect.

In relation to opportunities for employment, all options would bring short term benefits. Alternatives 3.1 would allow the redevelopment of brownfield sites within and with easy access to town centre sites. Alternatives 3.2 and 3.3 would mean development on peripheral sites more remote from the town centre and, in the case of Badshot Lea, a Neighbourhood Centre within the Plan area, and would therefore only have a minor positive effect on this objective.

By maximising brownfield development opportunities, Alternative 3.1 would have significant positive effects on protecting the town's open spaces, high quality and sensitive landscape; coalescence and biodiversity. The use of the town's brownfield sites would mean that there was the opportunity to be well related to existing amenities and facilities and the town and neighbourhood centres. This would help ensure minor positive benefits for the provision of amenities for local residents objective. As not all sites may enjoy the closest proximity to such facilities this alternative is likely to have a minor positive impact on reducing the need to travel by car. Maximising the use of brownfield sites should assist the assimilation of development within the already built up parts of the town and readily enables development to complement and potentially enhance the character of the town's individual neighbourhoods and/or the historic environment by replacing outmoded and in some cases unsightly development. This alternative would allow significant positive effects on these objectives. The recycling of brownfield land close to services and facilities with the opportunity for some landscaping should enable minor positive effects on the climate change and the travelling by sustainable means objectives.

Given that housing and development would be dispersed on greenfield sites at the edge of Farnham town, Alternative 3.2 potentially has significant negative effects on a range of environmental objectives including high quality and sensitive landscape; biodiversity and coalescence. The dispersed nature of development away from the town centre would result in poor accessibility to a range of modes of transport and longer journeys to amenities and the town and possibly neighbourhood centres resulting in significant negative impacts on reducing the need to travel by car and access to amenities. This, together with the potential use of sites which are partially within Flood Zone 3 would have potential significant negative effect on reducing the Town's impact on climate change. A dispersed development strategy around the edge of the town may have an adverse impact on the character of a neighbourhood but would be more likely to allow for the assimilation of development than a single growth point and therefore have only a minor negative effect on this objective.

The focus on a single growth area at Badshot Lea as presented in Alternative 3.3 would locate development at one of the furthest places from the town centre and railway station as well as the nearest neighbourhood centre within the Plan area. This would be likely to mean a significant negative effect on reduced car travel. In addition, the focus of almost all development in one location is likely to put significant pressure on amenities and consequently a potential need for investment in social and physical infrastructure. The range, scale and timing of such infrastructure, whilst retaining a viable development, may mean that this alternative would have a minor negative effect on this objective. Increased need to travel by car together with the use of sites which are partially within Flood Zone 3 would have potential significant negative effect on reducing the Town's impact on climate change. The clustering of almost all residual housing development into one of the town's distinctive areas would result in a development unable to complement the character of the area and consequently have a significant negative effect on this objective. Similarly, development would be likely to have an adverse impact on some sensitive landscapes or lead to the coalescence of settlements. Whilst containing some wildlife habitats, the area around Badshot Lea does not contain sites designated for their wildlife interest or BOAs and so there would be likely to be a minor positive effect on this objective.

All Alternatives may result in the use of sites which are partially within Flood Zone 3 and therefore all may have a minor negative effect on reducing and managing the risk of flooding.

In conclusion, Alternatives 3.2 and 3.3 have a number of significant and minor negative effects on most of the sustainability objectives whilst Alternative 3.1 is likely to have mostly significant or minor positive effects on these objectives.

For the reasons set out above, the preferred alternative for the strategic distribution of development at Farnham is to maximise Farnham's brownfield development opportunities with no development on greenfield sites beyond the Built Up Area Boundary.

Section 6: Sustainability Appraisal of Neighbourhood Plan Review Policies

This section appraises the sustainability of each policy within the Regulation 14 Farnham Neighbourhood Plan Review. The matrices for each of the policies included in the Neighbourhood Plan Review can be found in Appendix 2 and are summarised in the table below. The matrices for the sites not allocated in the Neighbourhood Plan Review are included in Appendix 3.

The bottom line of the summary table below gives a score for the likely cumulative impact of the proposed Neighbourhood Plan Review policies if all policies are adopted. This is calculated by considering the likely impacts of all the policies on each Sustainability Objective and making a judgment on the predicted combined impact of the policies. There is no formal phasing of development proposed in the Neighbourhood Plan, so it is unlikely that the full cumulative effects would take place until towards the end of or even beyond the Plan period.

The Sustainability Appraisal is required to identify significant impacts of the Plan. Significant impacts are highlighted in the table in green (positive) and red (negative).

SCORE	DESCRIPTION	SYMBOL
Significant Positive Effect	The development alternative contributes significantly to the achievement of the objective	++
Minor Positive Effect	The development alternative contributes to the achievement of the objective but not significantly	+
Neutral	The development alternative does not have any effect on the achievement of the objective	0
Minor Negative Effect	The development alternative detracts from the achievement of the objective but not significantly	-
Significant Negative Effect	The development alternative detracts significantly from the achievement of the objective	--
No Relationship	There is no clear relationship between the development alternative and the achievement of the objective or the relationship is negligible	/
Uncertain	The effect on the objective is uncertain and subject to implementation	?

Neighbourhood Plan Review Policies		Sustainability Objectives											
		Heritage	Climate Change	Energy Efficiency	Flooding	Water Resources/ Quality	Character	Biodiversity	Amenities	Transport/Air Quality	Employment/Centres	Landscape/ Open Space	Homes
Environment	FNP1	++	+	0	++	++	++	+	0	+	+	+	+
	FNP2	++	+	?	+	+	++	+	0	+	+	+	?
	FNP3	++	0	0	0	0	++	0	0	0	+	0	0
	FNP4	++	0	0	0	0	++	0	0	0	+	0	0
	FNP5	++	+	?	0	0	++	+	0	+	+	+	?
	FNP6	++	+	?	0	0	++	+	0	+	+	+	?
	FNP7	++	+	?	0	0	++	+	0	+	+	+	?
	FNP8	++	+	0	+	+	++	+	0	+	0	+	?
	FNP9	++	0	0	0	0	++	0	0	0	+	0	0
	FNP10	++	+	0	+	+	+	++	+	+	+	++	-
	FNP11	0	+	0	+	+	+	+	?	+	?	++	-
	FNP12	+	+	0	+	+	0	++	+	+	+	++	0
	FNP13	+	+	0	+	+	+	++	+	+	+	++	?
Housing	FNP14a	0	?	?	0	?	+	+	?	?	0	+	++
	FNP14b	0	-	-	0	-	+	0	?	-	0	0	++
	FNP14c	0	-	-	0	-	+	0	?	-	0	0	+
	FNP14d	0	?	?	?	?	+	+	-	?	-	0	+
	FNP14e	++	?	?	0	?	++	+	+	?	-	0	+
	FNP14g	0	-	-	0	-	+	0	+	-	0	0	+
	FNP14i	0	-	-	0	-	+	0	?	-	0	0	++
	FNP14k	+	?	-	0	?	+	0	++	-	0	+	++
	FNP14l	+	?	-	0	?	+	0	++	?	+	+	++
	FNP14m	++	?	?	0	?	++	0	+	?	-	+	++
	FNP14n	0	-	-	0	-	+	0	+	-	0	0	+
	FNP14o	0	?	?	0	?	+	0	+	?	-	0	+
	FNP14p	0	-	-	0	-	+	0	+	-	0	0	+
	FNP14q	0	?	?	0	?	++	0	+	?	-	+	+
	FNP15	+	0	0	0	0	+	0	+	0	0	0	++
	FNP16	++	0	0	0	0	++	0	+	0	+	0	+
Employment	FNP17a	0	?	?	?	?	0	?	0	?	+	0	0
	FNP17b	0	?	-	?	?	0	?	0	-	++	?	0
	FNP17c	0	?	?	?	?	?	?	0	-	+	0	0
	FNP17d	0	?	?	?	?	?	?	0	-	+	0	0
	FNP17e	0	?	?	?	?	0	?	0	?	+	0	0
	FNP17f	0	?	?	?	?	0	0	0	0	+	0	0
	FNP17g	0	?	?	?	?	0	?	0	?	+	0	0

	FNP17h	0	0	+	?	0	?	0	?	?	?	?	0
	FNP17i	0	?	+	?	0	?	?	?	0	?	?	0
	FNP17j	0	0	+	?	0	?	0	?	?	?	?	0
	FNP17k	0	0	+	?	0	0	0	?	0	?	?	0
	FNP17l	0	0	+	?	0	0	0	?	0	?	?	0
	FNP17m	0	0	+	?	0	?	0	0	0	?	0	0
	FNP17n	0	?	+	?	0	0	0	0	0	?	?	0
	FNP17o	0	0	+	?	0	0	0	?	0	?	?	0
	FNP17p	0	0	+	?	0	?	0	0	0	?	?	0
	FNP17q	0	0	+	?	0	?	0	0	0	?	?	0
	FNP17r	0	0	+	?	0	?	0	?	?	?	?	0
	FNP17s	0	0	+	?	0	?	0	?	?	?	?	0
	FNP18	0	0	+	-	0	0	0	-	0	-	-	0
	FNP19	0	0	+	?	+	0	0	?	0	?	-	0
	FNP20	?	?	+	?	+	?	+	?	?	?	?	?
Town & Neighbourhood Centres	FNP21	+	+	++	+	+	0	++	0	0	+	+	++
	FNP22	++	+	++	+	+	0	++	0	0	+	+	++
	FNP23	?	0	++	+	++	0	++	0	0	+	+	++
	FNP24	0	0	++	+	++	0	++	0	0	+	+	+
	FNP25	0	0	+	+	+	0	+	0	0	+	+	+
Leisure	FNP26	0	++	0	?	+	+	+	+	+	?	+	+
	FNP27	0	++	+	+	++	+	+	+	+	?	+	+
	FNP28	0	0	+	+	+	0	+	0	0	+	+	0
	FNP29	0	0	+	+	+	0	+	0	0	+	+	+
Infra-structure	FNP30	0	+	+	++	+	+	+	?	?	+	+	+
	FNP31	0	0	?	0	+	+	0	++	?	0	+	0
	FNP32	0	+	+	+	+	+	?	?	+	+	+	?
Cumulative Impact		++	++	++	?	++	?	++	?	?	?	?	++

In addition to assessing the likely impact of development within Farnham, it is necessary to consider the cumulative impact of developments in neighbouring authorities. Significant, large-scale development is proposed in Whitehill-Borden Ecotown in East Hampshire, Queen Elizabeth Barracks in Hart and in the Aldershot Urban Extension. Each of these developments will come forward in phases and will be accompanied by infrastructure developments and transport plans to mitigate and manage negative impacts on sustainability objectives. However, given the scale of the developments, it will be important to monitor their combined effects with those proposed in this Farnham Neighbourhood Plan Review, particularly in relation to water resources and traffic.

Section 7: Conclusions

The **significant** effects of the Regulation 14 Neighbourhood Plan Review may be summarised as follows:

Overall, no cumulative negative impacts on Sustainability Objectives are predicted.

The policies in the Regulation 14 Neighbourhood Plan Review are expected to have a significant positive impact on the objective of providing decent and affordable homes of the appropriate size, type and tenure. The Plan includes 14 housing site allocations (some carried forward from the made Neighbourhood Plan) which together could provide approximately 937 new homes within and adjoining the built up area. The option selection process has included consideration of greenfield sites but the sustainability appraisal has been used to identify the most sustainable options. The Planning Strategy enables new housing development within the built up area boundary. Policy FNP12 seeks to ensure that small dwellings and homes for older people are constructed to meet identified need and FNP14 (I) allocates land for student accommodation to serve the town's university.

A significant cumulative positive impact is predicted for landscape and open space. There is opportunity on existing brownfield sites to enhance the landscape when new proposals come forward. The landscape-dominated arcadian areas to the south of Farnham are protected. Outside the built up area, policy seeks to conserve and enhance the landscape and scenic beauty of the Surrey Hills Area of Outstanding Natural Beauty and its setting and to prevent a detrimental impact on areas of highest landscape value and sensitivity and the historic, sensitive landscape of Old Park. New greenfield site allocations avoid such landscape and must be well integrated into the landscape by existing and new landscape buffers of appropriate native species as well as through sensitive designs. Policies also seek to retain the area's extensive green infrastructure and to ensure appropriate additional provision in association with development. .

A significant cumulative positive impact is anticipated in relation to promoting opportunities for employment and supporting town and neighbourhood centres. The policies relating to employment, leisure and wellbeing and town centres are all expected to have a positive impact on this objective and in addition the Regulation 14 Neighbourhood Plan Review proposes to retain, and where appropriate, intensify a range of employment premises on 19 sites which includes business parks and estates and smaller rural units. An allocation for a business site is made at Water Lane which would have a positive impact on employment but a more mixed impact on other objectives.

A significant cumulative positive impact is predicted on amenities/services. This is because the employment, town centres and leisure policies in particular will help to support a broad range of services and facilities in the Plan area. The environmental policies relating to landscape, biodiversity and SPAs will help to retain access to natural open space for the Town's residents.

A significant cumulative positive impact is expected in ensuring that development complements the character of the town's individual neighbourhoods. This is particularly due to the significant positive impact of some environmental and centres policies which should ensure that all new development responds to the built character and protects the landscape setting. The housing site allocations (Policy FNP 14) and the business site allocation (Policy FNP18) are all accompanied by specific development guidance and in many cases bring the opportunity to enhance brownfield sites. The proposed redevelopment of East Street (Policy FNP21) and The Woolmead (Policy FNP22) would have a significant positive impact on the quality of Farnham town centre.

A significant cumulative positive impact is expected in conserve and enhance the historic environment, heritage assets and their settings and the distinctive built heritage of the area. This is particularly due to the significant positive impact of some environmental and centres policies which should ensure that all new development responds to local heritage. Some brownfield housing allocations are located within and adjoining conservation areas and listed buildings where enhancements are expected.

A number of the environment policies would have a significant positive impact on the landscape and open space and biodiversity objectives by protecting landscape, preventing the coalescence of settlements, providing SANGS and protecting and enhancing biodiversity value. In addition, Policy FNP20 seeks to protect open space. There is always an inherent tension in protecting landscape and open space and providing sufficient housing to meet identified needs, but the environment policies, together with Waverley Local Plan environment policies, should help to ensure that any future development protects valued landscape and open space.

The environment policy on design and conservation (Policy FNP1) would have a significant positive impact on character, water quality and flooding objectives. The transport policy (Policy FNP30) would have a significant positive impact on the sustainability of transport and air quality.

Taken as a whole, the policies of the Plan have no net negative impact.

Appendix 1: Topic-based assessment of Farnham Baseline situation and Key Issues

Housing

Plans, policies and Programmes

Policy documents	Implications for Farnham
The National Planning Policy Framework (2012)	Indicates that Waverley Borough's Local Plan should meet the full, objectively assessed needs for the market and affordable housing in the housing market area including identifying key sites. It should plan for a mix of housing and identify the size, type, tenure and range of housing required. It also sets out core planning principles which include the need to identify and then meet housing needs of an area and to make effective use of land, reusing brownfield land that is not of high environmental value. The NPPF states that neighbourhoods should develop plans which support the strategic development needs set out in Local Plans including policies for housing.
Farnham Neighbourhood Plan (2017)	The made Neighbourhood Plan aims to meet the changing needs of the local community by ensuring new development of high quality design fits well with, and does not erode, the character of the distinctive areas of the town and surrounding countryside and is supported by improved infrastructure. The Neighbourhood Plan allocates 10 housing sites (FNP14) whilst enabling a total housing provision of 2201 dwellings (including completions, planning permissions and an allowance for windfall development) with an emphasis on small scale dwellings (FNP15).
Waverley Borough Local Plan Part 1: Strategic Policies and Sites, February 2018	<p>The Local Plan seeks to meet the objectively assessed housing need of at least 11,210 net additional homes within the Borough in the period from 2013 to 2032 (equivalent to at least 590 dwellings a year). Each parish is allocated a minimum number of new homes to accommodate (including homes permitted and built since April 2013 and, in the case of the main settlements such as Farnham, anticipated windfall development). Farnham's share of this provision is 2,780 dwellings (Policy ALH1: The Amount and Location of Housing). A number of strategic housing sites which replicate some of the allocations included in the made Neighbourhood Plan are proposed to be allocated in Farnham. The mix of dwelling types, sizes and tenure split should reflect the type of housing identified as being required in the most up-to-date evidence of housing needs.</p> <p>The Local Plan also seeks a minimum provision of 30% affordable housing on sites providing a net increase of 11 dwellings or more. Policy AHN1 also seeks a financial contribution equivalent to the cost of providing 40% on-site provision on developments where the net number of dwellings is less than 11 units. The mix of dwelling types, sizes and tenure split should reflect the type of housing identified as being required in the most up-to-date evidence of housing needs and the Strategic Housing Market Assessment, having</p>

	<p>regard also to the form and type of development appropriate for the site.</p> <p>Policy AHN3 of the Local Plan requires proposals for new housing to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up to date evidence in the Strategic Housing Market Assessment with specific support identified for older people; families with children and people with disabilities.</p>
Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies - Preferred Options Consultation, May 2018	Part 2 acknowledges that, along with other parts of the Borough, there has been an uplift in the housing requirement in Farnham, as a consequence of modifications to Local Plan Part 1. Nevertheless, Part 2 states that Farnham Town Council has allocated a number of development sites through the Neighbourhood Plan and that in order to meet this additional requirement, Farnham Town Council has started work on a review of the Neighbourhood Plan, and will allocate additional sites to meet its housing need. Consequently, no additional housing sites are allocated at Farnham in Local Plan Part 2. Sites are proposed however for gypsies and travellers.
Farnham Design Statement	Adopted by Waverley Borough Council in July 2010 as a Material Planning Consideration, the statement sets out guidelines for development in Farnham..
Evidence Base	
The West Surrey Strategic Housing Market Assessment 2015	Identifies the housing need for all types of housing including private and affordable.
Waverley Borough Land Availability Assessment, May 2018	Identifies potential housing, economic development and traveller sites within the Borough, including Farnham.
Waverley Local Plan Annual Monitoring Report 2016-2017	Summarises progress in meeting objectives of the emerging and then adopted Local Plan Part 1, including housing provision, even though Part 1 was adopted on 20 February 2018 (outside of the monitoring period for this AMR).
Local residents' surveys	Including the report on constraints to the development of land at Waverley Lane prepared by South Farnham Residents' Association 2013, Badshot Lea Neighbourhood Survey 2013 and Rowledge Residents' Association village plan survey 2011 which provide insight into local residents' views on a wide range of issues including demand for housing and suitability of sites.

Farnham Baseline information:

Farnham Parish had a population of 39,534 in 2011 (2011 census).

The West Surrey Strategic Housing Market Assessment (SHMA), September 2015, provides up-to-date information on the local housing market. The Borough of Waverley, within which Farnham falls, is dominated by the owner occupied sector (74%) with low representation of the private rented sector (11.3%), although shared ownership and private rented are increasing. The housing stock shows a high proportion of established family houses, with the proportion of detached properties significantly above the regional

average. Approximately two thirds of the housing stock comprises three or more bedrooms. There is a correspondingly low proportion of flats. Overcrowding is relatively low but 77% of households in the borough are defined as having an excess of space to the number of residents. There are gaps in housing supply particularly in homes suitable for first time buyers and smaller family housing. Housebuilding has followed wider economic trends with completions increasing steadily in the early 2000s but tailing off since 2007. Although there was a slight recovery in 2012/13, completions in recent years have remained below target.

Population growth in Waverley has been historically relatively low. The two most prevalent age groups are 40-44 and 45-49 years. The 20-35 year old group is under-represented possibly indicating that this age group (often first time buyers) leave the Borough to find affordable accommodation. There is evidence of an ageing population. The average skills level of the Borough population is higher than county levels, with a smaller proportion of residents with low or no qualifications. The employment rate and earnings in Waverley have fluctuated over recent years reflecting macro economic conditions with an evident downward trend in the employment rate in Waverley with data suggesting that over the last few years the employment rate has dropped below the South East average. Waverley sees the greatest differences between work place and residence-based earnings of the Housing Market Area authorities. Residence-based earnings are the highest of the three authorities with a median of over £36,000. However this particularly reflects a skew of the earnings distribution towards higher earnings, with lower quartile earnings relatively similar to the other HMA authorities.

The SHMA, 2015, identifies a net need for market and affordable housing in Waverley Borough of 519 homes per annum over the 2013 – 2033 period taking into account the level of housing provision which is expected to be needed to support economic growth and improve affordability.

In terms of affordable housing, the estimated need for the Borough is 6,282 affordable houses over the period 2013-2033, equivalent to 314 households per year. For Farnham, the total net need for affordable housing is estimated at 111 households per annum. However, since the private rented sector currently contributes to meeting affordable housing needs, the report indicates that a figure of around half the projected number of affordable homes per annum needs to be delivered, with a focus on smaller properties.

For market housing, a focus on two to three bedroom properties is recommended to meet demand from new households, younger families and older downsizing households. Addressing the housing needs of older people will be particularly important in Waverley given the ageing population.

Settlement level estimates of dwelling sizes (2013-33): Affordable and Market Housing (West Surrey SHMA Waverley Sub-Area Addendum, November 2015 Tables 15/18)

Sub-area	Tenure	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Farnham	Affordable housing	45.0%	28.7%	24.3%	1.9%
Farnham	Market housing	8.1%	31.9%	39.7%	20.4%

Waverley Annual Monitoring Report indicates that a large number of new homes were granted planning permission during the monitoring period, including 96 new homes on The

Woolmead, East Street, Farnham and 65 new homes on Garden Style Nursery, Wrecclesham Hill, Wrecclesham. The number of completions in comparison to permissions remains relatively low. The report surmises that this is possibly due to the fact that there are a number of large sites that have received outline planning permission, and as such further work is needed before the physical implementation of these permissions.

Surveys of local residents have indicated concerns about future residential development in relation to pressure on existing infrastructure, increased traffic particularly on narrow streets, impacts on biodiversity (SPAs), public open space and the green setting of the rural settlements.

The adopted Local Plan signals the need for a minimum of 2,780 new homes in Farnham (including homes permitted and built since April 2013 and anticipated windfall development) in the period 2013 - 2032 with 30% affordable housing on sites of 11 dwellings or more and a range of dwelling sizes to meet local needs.

The Waverley Borough Strategic Housing Land Availability Assessment, 2018 identified potential brownfield sites for housing allocations as well as greenfield sites for further consideration.

Likely evolution without the implementation of the Neighbourhood Plan Review

Without the development of the Neighbourhood Plan Review it is likely that the Local Plan housing requirement for Farnham would not be met or that sites which are not considered suitable may be developed. In addition, more housing than that identified as being needed locally could be developed, adding to outward commuting, and pressure on local infrastructure and air quality. Areas of landscape and environmental value would be lost if not adequately protected.

What the Neighbourhood Plan Review can and cannot do

The Neighbourhood Plan Review can identify areas of land that could be suitable for housing development. It can factor in the impact of the SPAs and enable suitable SANG provision. It can also identify areas of local importance that should be protected from development in order to preserve locally important assets such as sensitive landscape, the setting of the town, important open spaces and local amenities. Two key determinants of supply and demand – access to developer finance and purchaser finance and the national economic cycle – are beyond the control of the Plan and therefore difficult to influence.

Key Issues Identified:

There is a need to ensure that there is adequate housing available in a range of sizes and tenures to meet local needs whilst protecting the local environment and quality of life, including smaller homes, student housing and specialist elderly housing schemes.

Identifying suitable, sustainable locations to meet housing requirements.

Landscape and Open Space

Plans, policies and programmes

Policy documents	Implications for Farnham
The National Planning Policy Framework (2012)	Requires planning policies to be based on robust and up-to-date assessments of the needs for open space and indicates that existing open space should not be built on except in certain listed circumstances. One of the core planning principles of the NPPF is to recognise the intrinsic character and beauty of the countryside. The NPPF sets out policies for protecting Green Belt land and states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty. The planning system should protect and enhance valued landscapes, geological conservation interests and soils.
Waverley Local Plan (2002)	<p>Saved policies of the 2002 Local Plan remain in force until replaced by Local Plan Part 2: Site Allocations and Development Management Policies, although now of variable relevance. The Local Plan indicates that Waverley has some of the most attractive and unspoilt countryside in Surrey and contains policies (C4-C7) to maintain the strategic gap between Farnham and Aldershot, protect areas of strategic visual importance, enhance the landscape and to protect trees/hedgerows and canals/river corridors.</p> <p>Around Farnham, the majority of the Neighbourhood Plan area is not designated as AONB or Green Belt, with the exception of the eastern and southern edge. However three areas to the north west and north east of Farnham and south of Rowledge were designated as Areas of Great Landscape Value in 2002. Other relevant landscape designations include Areas of Strategic Visual Importance (Policy C5) which are located north of Rowledge, along the A31 and to the north and north east of Farnham.</p>
Farnham Neighbourhood Plan (2017)	The made Neighbourhood Plan aims to meet the changing needs of the local community by ensuring new development of high quality design fits well with, and does not erode, the character of the distinctive areas of the town and surrounding countryside. The Plan maintains the informal sylvan character of the South Farnham Arcadian Areas (FNP8); retains and, where appropriate, enhances the town's network of green infrastructure (FNP13 and FNP27) and protects the countryside including the Surrey Hills AONB and areas of high landscape value and sensitivity (FNP10). Policy FNP11 seeks to prevent coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham. Two areas are allocated for additional sports pitches and other green space uses.
Waverley Borough Local Plan Part 1: Strategic Policies and Sites, February 2018	A potential extension to the AONB following review by Natural England is noted and until the AONB Review is completed, the Areas of Great Landscape Value are to be retained in the Local Plan. Once the AONB review is completed any remaining parts of the AGLV not included in the AONB will have less

	<p>status and the landscape character of the countryside outside the AONB will be protected through criteria based policies and local designations in Part 2 of the Local Plan: Non Strategic Policies and Site allocations.</p> <p>Pending a review of the detailed boundaries in Local Plan Part 2, the Areas of Strategic Visual Importance will be retained whose appearance is proposed to be maintained and enhanced.</p> <p>The adopted Plan seeks to preserve the distinctive historic landscape character and archaeological features of the Areas of Special Historic Landscape Value which includes Farnham Park.</p> <p>The Strategic Gap between Farnham and Aldershot is proposed to be retained until a much more focussed policy is developed to safeguard the strategically important land separating Farnham from Aldershot. The broad location of the proposed Gap is identified but a detailed designation for this new Gap is proposed to be set out in Local Plan Part 2.</p>
Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies - Preferred Options Consultation, May 2018	<p>The role of Local Plan Part 2 is to review the boundaries of local landscape designations: Farnham/Aldershot Strategic Gap and Areas of Strategic Visual Importance) and more focused areas are proposed to be designated around Farnham. Part 2 also proposes to protect six Local Green Spaces in Farnham at</p> <ul style="list-style-type: none"> Badshot Lea Pond Battings Garden of Rest Bourne Crossroad Middle Bourne Lane Community Wildlife Garden Paradise Woods Sheephouse
Surrey Hills AONB Management Plan 2014-2019	<p>The AONB Management Plan confirms the national importance of the AONB and outlines threats to its value including issues related to transport (road and air), pressure for housing and recreation, mineral workings, climate change, the loss of traditional countryside management practices and threats to the rural economy. It sets out indicators and policies for farming, woodlands, biodiversity, heritage, recreation/tourism, land use planning, transport, community development and the local economy, specifying who is responsible for delivery. Of relevance to Farnham, it recognises the importance of the AGLV and recommends a review of the AONB boundary to include AGLV of most value as defined in the Surrey Hills Area of Great Landscape Value Review 2007.</p>
Farnham Design Statement (2010)	<p>Adopted by Waverley Borough Council in July 2010 as a Material Planning Consideration, the statement sets out guidelines for development in Farnham town centre and in surrounding settlements. It describes the key elements of the built environment, landscape setting, views and important open spaces for each settlement. Within Farnham town, there is particular mention of the strategic gap between Farnham and Aldershot, important open spaces including Farnham park and Gostrey Meadow together with smaller recreation areas valued by local residents. The importance of the River Wey corridor and the green entrance/corridor along the A31 is stressed.</p>

Evidence Base	
Surrey Hills Area of Great Landscape Value Review (2007)	Reviewed similarities and differences between the Area of Great Landscape Value and the AONB, categorising the main features of sub-areas and significant changes to the landscape which have taken place. The review incorporated desk top studies, site surveys and consultation with local parishes as to whether they were aware of the AGLV designation and considered it useful.
Waverley Borough Council Landscape Study Landscape Study – Part 1: Farnham & Cranleigh: August 2014	The character of distinct areas of countryside 0.5km from the town is assessed and areas of high landscape value and sensitivity are identified at Farnham Park and to the north of Hale, Heath End and Weybourne in the narrow gap with Aldershot. The historic landscape of Old Park is also identified as a sensitive landscape.
Waverley Borough Council Local Landscape Designation Review: August 2014	The study was undertaken as a high level strategic review of non statutory landscape designation purposes and offers a professional, objective judgement on the role of non statutory designations as measured against the purposes set out in the Waverley Local Plan. Some parts of the Areas of Strategic Visual Importance continue fulfil the original Local Plan designation criteria developed during the Local Plan Brief of 1981 and Local Plan 1984. The historic nature and current condition of the Area of Historic Landscape Value designation of Farnham Park continue to fit the designation. The northern area of the Farnham Aldershot Strategic Gap complies with the Gap aspirations which were first introduced in the 1990 Local Plan.
Surrey Landscape Character Assessment (1997)	The study identifies key characteristics of the Wealden Greensand character area indicating how the River Wey and tributaries cut through the Greensand plateau to the south and west of Guildford creating narrow, steep-sided valleys. It lists particular issues for each character area.
Farnham Landscape Character Assessment, 2018	The character of distinct areas of all of the countryside outside the built up area of Farnham is assessed at a Parish level and areas of high landscape value and sensitivity are identified at and adjoining Farnham Park (including part of the historic landscape of Old Park); to the north of Hale, Heath End and Weybourne in the narrow gap with Aldershot and to the south east of the town around Moor Park, the River Wey and Bourne Wood.
Waverley Open Space, Sport and Recreation Study (2012)	Reviews the quality, quantity and accessibility of open space across the Borough and specifically in Farnham and proposes measures to meet any current deficiencies and future requirements.
CPRE Tranquility Map of Surrey	Indicates that Farnham is a less tranquil area.
Local residents' surveys	Including the report on constraints to the development of land at Waverley Lane prepared by South Farnham Residents' Association 2013, Badshot Lea Neighbourhood Survey 2013 and Rowledge Residents' Association village plan survey 2011 which provide insight into local residents' views on a wide range of issues including landscape and open space.

Farnham Baseline information

The landscape around Farnham comprises a Greensand plateau through which the River Wey and its tributaries run through narrow, steep-sided valleys. The landscape is characterised by woodland, rivers and lakes interspersed with pockets of farmland and small villages. At Farnham, the settlement and transport routes are concentrated in the valleys of the Wey. To the north and south, the land rises into hills and ridges.

The Surrey Hills Area of Outstanding Natural Beauty, designated in 1958, extends from Oxted in the east to the edges of the Farnham area, including Alice Holt Forest and countryside around Waverley Abbey. It is a nationally important landscape which includes the chalk slopes of the North Downs in addition to Greensand hills and plateaus. In the same year, the County Council designated part of Surrey as an Area of Great Landscape Value (AGLV). Additional areas were designated in 1984 which included countryside to the north and west of Farnham and south of Rowledge. The AGLV is a local designation which forms part of the setting of the AONB to the south of the town and is valued by the Town Council in helping to maintain the green setting of the town. Natural England are currently reviewing the AONB boundaries and considering incorporating some of the higher quality areas of AGLV in accordance with the AONB Management Plan.

In addition to these designations, the Waverley Local Plan incorporates other policies to protect the quality of the landscape. Measures include the designation of Areas of Strategic Visual Importance along the A31, north of Rowledge and north/northeast of Farnham to retain the identity of individual settlements by maintaining green gaps. In addition the South Farnham Area of Special Environmental Quality seeks to retain the characteristic verdant, low density character of this area. The Green Belt is located to the south east of the town and is proposed to be extended closer to the town in this area. The Countryside beyond the Greenbelt policy seeks to focus new development within existing settlements. The Local Plan also identifies Areas for Landscape Enhancement along the A31.

At a more local level, the Farnham Design Statement 2010 identifies locally valued landscapes and open spaces. It states that it is important that rural edges of the town remain protected, in addition to the strategic gap and open spaces within the town. These include both larger spaces such as Farnham Park and Gostrey Meadow and smaller recreation areas including Victoria Gardens, Borelli Walk and Middle Bourne Garden. The River Wey corridor, running through Farnham from Wrecchesham Road in the west to Waverley Abbey in the east, is recognised as an important natural asset which fulfils a number of landscape, biodiversity and recreation functions. The green entrance to the town and corridor along the A31 are valued and could be enhanced.

The Design Statement also considers important open spaces and the landscape setting of the surrounding smaller settlements. The importance of the heavily wooded green corridor in Bourne Valley is recognised and the open character of the playing fields at Farnham College. Where the land rises at Hale and Heath End, the views are particularly important. The Statement notes the rural character of north west Farnham and the countryside around Rowledge. In addition the survey of residents in Rowledge in 2011 found that many residents valued the unique, rural character of the village, its “greenness” and its separation from adjacent villages by open countryside. They emphasised the need to protect these green spaces, in order to preserve the village’s sense of identity and community, and to avoid it becoming a suburb of Farnham.

However, whilst much of the countryside around Farnham is of good landscape quality, the area has seen some significant loss of landscape value. The Surrey Hills AONB

Management Plan identifies particular threats to the whole AONB area which include transport (road and air), pressure for housing and recreation, mineral workings, climate change, loss of traditional countryside management and threats to the rural economy. Other local threats to landscape quality, identified in the Surrey Landscape Character Assessment, include damage to sunken lanes, neglect of coppice woods and a decline in parkland features. Some areas of Farnham are bordered by urban fringe landscape which has moderate or limited landscape value and has potential for environmental enhancement.

Likely evolution without the Neighbourhood Plan Review

Pressure for development will continue and, whilst Local Plan policies seek to protect and enhance landscape quality, locally valued green spaces might be lost, eroding the valued landscape and recreational amenity they provide. Green spaces that separate distinct areas within the town and between settlements might also be under threat.

What the Neighbourhood Plan Review can and cannot do

The Neighbourhood Plan Review can identify and seek to protect areas that are of high landscape value and sensitivity. It can seek to prevent coalescence of settlements and the loss of settlement identity. The Plan cannot prevent development proposals from coming forward, but can set out policies relating to the protection of local green spaces and landscape that must be considered at the planning decision-making stage.

Key Issues Identified

Local residents fear the coalescence of settlements which would harm settlement identity and character.

Pressures to build housing or other built development could threaten valued areas of open space, the landscape setting of Farnham and accessibility to the countryside .

Traffic and transport infrastructure are harmful to landscape character.

Parts of the urban fringe around Farnham and along the A31 corridor could be enhanced.

Local consultation indicates that Farnham Park and its historic setting and Gostrey Meadow are particularly valued open spaces.

Jobs and Employment

Plans, policies and programmes

Policy documents	Implications for Farnham
The National Planning Policy Framework (2012)	Sets out as a core planning principle that efforts should be made to identify and meet business and other development needs in the area. Mixed use developments should be promoted. Significant weight should be placed on the need to support economic growth through the planning system. Policies should be positive and promote competitive town centres. It adopts a sequential approach for town centre uses and seeks to support a prosperous rural economy.
Waverley Local Plan (2002)	Contains policies relating to industry and commerce, shopping, town centres, tourism and rural areas. The Council's objectives in relation to industry and commerce are to retain and encourage existing employment opportunities, promote economic benefits without compromising the high quality environment and to complement the Economic Opportunities Strategy. In relation to Farnham, new development at the former sand pit site at Coxbridge is promoted in Policy IC7.
Farnham Neighbourhood Plan (2017)	The made Neighbourhood Plan aims to meet the changing needs of the local community by ensuring new development of high quality design fits well with, and does not erode, the character of the distinctive areas of the town and surrounding countryside and is supported by improved infrastructure. The Neighbourhood Plan seeks to retain, intensify and regenerate 20 established business sites (FNP17) whilst allocating a further site for business uses (FNP18) and enabling the conversion of rural buildings for business and tourist use (FNP20). The Plan seeks to retain and enhance the attractive historic market town centre and 10 Neighbourhood Centres as the economic and social hub of Farnham. The Neighbourhood Plan allocates two large sites for redevelopment in the town centre, whilst also protecting the primary retail core in West Street, Downing Street and The Borough as well as smaller units, public houses and hotels.
Waverley Borough Local Plan Part 1: Strategic Policies and Sites, February 2018	The Local Plan seeks to protect existing employment sites; permitting the sustainable redevelopment, intensification and/or expansion of existing sites; permit the re-use and conversion of existing rural buildings for economic development and proposes the allocation of land off Water Lane, Farnham as part of the provision of development for economic growth to meet the needs of the economy, including at least 16,000 sq. m. of new Use Classes B1a/b (Offices/Research and Development) floorspace. The Plan defines a town centre for Farnham and supports Farnham's role as a centre providing an extensive range of convenience and comparison shopping. It seeks to protect a Primary Shopping Area as the main focus for A1 retail uses and resist the loss of neighbourhood shops and services. Primary Shopping Area is to be defined in Part 2.
Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies	Local Plan Part 2 allocates Coxbridge Business Park, Farnham for new industrial and commercial uses (DS40). The Plan defines the extent of town centres including their Primary Shopping Areas based on clearly defined Primary and Secondary Frontages. The Plan proposes a development site at Farnham Riverside (DS42).

- Preferred Options Consultation, May 2018	
Surrey Strategic Partnership 2010-2020	Seeks to address 5 key challenges relating to climate change, sustainability, connectivity, public finances, austerity. Promotes a vision of sustained success with less inequality and more personal independence. Objectives for the County for Economic development relate to making the County more competitive globally and more inclusive.
Working for a Smarter Future, EM3 Strategic Economic Plan 2014 – 2020	Waverley lies within the Enterprise M3 Local Economic Partnership - a partnership between local authorities and businesses to help determine local economic priorities and undertake activities to lead economic growth and create jobs. EM3's vision is to be 'the premier location in the country for enterprise and economic growth, balanced with an excellent environment and a high quality of life'. Waverley is not identified as a strategic location for employment nor is any of its settlements identified as Growth Towns or Step-up Towns.
Evidence Base	
Farnham Design Statement 2010	Contains detail on Farnham's growth and development.
Waverley Town Centres Retail Study Update 2013	Provides information on the quality and quantity of the retail offer in Farnham town centre and analysis of trends in comparison to neighbouring centres.
The Employment Land Reviews, 2014 and 2016	Sets out some of the key economic challenges in the Borough and reviews current supply and projected demand for employment (B1, B2 and B8) floorspace. The ELR considers that the Economic Strategy Aligned scenario is the most realistic projection of future employment levels and land requirements for the Borough as it takes into account both past trends and future aspirations. It identifies a modest need for additional floorspace for office use but an overall surplus in employment floorspace in the period to 2033, particularly in light and general industry and storage and distribution. The limited supply of employment land and premises and the limited pipeline of future development are likely to constrain business growth and the ability to attract new investment in the Borough. The ELR therefore recommends that in addition to providing additional B1a/b floorspace it is also important that the Borough provides a continuing supply of land suitable for B2 and B8 use classes as well as premises meeting the business needs of all sizes including SMEs in order to maintain a healthy mix of businesses

Farnham Baseline information

The Waverley local economy is closely linked to the wider Surrey and London economies, particularly as Waverley Borough Council, in south west Surrey, is an attractive location for business. It comprises four main centres of population in Farnham, Godalming, Haslemere and Cranleigh and a large rural area with over twenty villages. Waverley's business community is predominantly made up of small businesses in the light industrial and service sectors - with over 90% of businesses in Waverley employing less than 10 people. Waverley's economy is characterised by a low level of unemployment, high level of

entrepreneurship and a skilled workforce. Travel to work and commuting patterns show that Waverley has a reasonable level of self-containment (particularly given its proximity to - and links with – London) with around 37% of residents living and working in the Borough.

Farnham town has around 73.7 hectares of employment land, comprising 39% of the Borough total. The Employment Land Review identifies opportunity land which is potentially developable within existing employment sites at Abbey, Bourne Mill, Coxbridge Business Parks and at Woolmead House, Preymead Industrial Estate, Wrecclesham Works, Bridge House, Weydon Works, The Old Sand Pit and the Telephone Exchange. Farnham was found to have 10,601 sq m of B class vacant floorspace of which 75% was class B1 (offices).

The Waverley Town Centres Retail Study Update 2013 indicates that Farnham is the most important of the four town centres in Waverley with the greatest quantum and range of comparative shopping and a good range of convenience shops including Waitrose and Sainsburys. It performs as a high order shopping centre. At the time of the study there were 14 convenience units, 116 comparative units and a high proportion of services including restaurants, cafes and public houses. Outside the town centre there is further leisure service provision at the Maltings which acts as a theatre, museum and events venue and at the Memorial Hall. A multi-screen cinema is proposed as part of a major redevelopment of the East Street Area. The main out of town foodstore is Sainsburys at Water Lane and there is also a retail park at Guildford Road. There are few vacant premises in the core shopping area which is a sign of town centre health and yields and rents are relatively strong. There is little dereliction except in the East Street Area which is run down.

The 2012 Retail Study gives the town centre floorspace figures (gross) in Farnham as 6,949 sq m convenience, 19,565 sq m comparison, 10,684 sq m services and 3,986 sq m vacant. The 2013 update identifies a potential need a further 1,517 sq m convenience (net) and 10,655 sq m comparison (net) in the period up to 2028. This takes into account an existing shortfall for comparison floorspace identified in the study. The study suggests that the proposed mixed use East Street development will make a contribution towards meeting these needs.

In addition to Farnham town centre, there are a number of smaller centres in the surrounding settlements, for example Old Hale and Rowledge, incorporating local shops, public houses, churches and other community facilities. These neighbourhood centres are valued by residents and contribute to the sustainability of Farnham by reducing the need to travel by car.

Farnham's tourism is based on visitors to the historic centre.

The main campus of the University for the Creative Arts is located close to Farnham town centre and there is an emphasis on craft industries in the town.

Likely evolution without the Neighbourhood Plan Review

Businesses will continue to follow market demands. Employment sites may be lost to other uses, particularly housing – giving a less sustainable balance between homes and jobs.

What the Neighbourhood Plan Review can and cannot do

The Plan cannot set business rates, but it can seek to protect local employment sites and the shops and services in the town centre and neighbourhood centres. It could enable the expansion of tourism accommodation or attractions and/or allocate a site(s) in the neighbourhood plan review to encourage business start-ups including those originating within the University of Creative Arts. It could facilitate the expansion of the University.

Key Issues Identified

There is a level of commuting out of the County.

Demand for housing or other uses could result in the loss of some employment space.

Redevelopment in and around East Street could provide opportunities to enhance the mix of uses and quality of the environment in the town centre, but there is local concern about the design and mix of uses as proposed.

The future of the Woolmead and vacant sites.

Retention of independent retailers and neighbourhood centres that reduce the need to travel by car.

Retention of a mix of employment opportunities to promote a vibrant local economy.

Support for small businesses and agricultural diversification.

Perceived shortage of high quality employment sites.

Tourism is based on visitors to the historic centre and attractions

Transport

Plans, policies and programmes

Policy documents	Implications for Farnham
National Planning Policy Framework (2012)	Promotes sustainable transport which reduces greenhouse gas emissions and congestion. Plans should ensure development that generate significant movement are located where the need to travel is minimised and the use of sustainable transport modes can be maximised. Plans should seek to improve the quality of parking in town centres so that it is convenient, safe and secure. The NPPF states that developments should be located and designed where practical to (amongst other measures) accommodate the efficient delivery of goods and supplies, give priority to pedestrian and cycle movements and access to quality public transport facilities and create safe and secure layouts which minimise conflicts between different modes.
Waverley Local Plan (2002)	Policy M5 encourages measures to promote pedestrian and cycle infrastructure generally, whilst Policies M6 and M7 are specific to Farnham. M6 proposes the promotion and development of a cycle route network in Farnham in partnership with other organisations. M7 proposes improvements to the foot and cycle network including a pedestrian link from the North Downs Way to Borelli Walk, extensions and enhancement of the Riverside Walk along the Wey, opening the footpath from Vernon House to West Street to the public and new and improved footbridges over the railway and A31 at Weydon Lane. M9 seeks to improve access and movement for people with disabilities and movement problems and M10 to enhance public transport and interchange facilities throughout the Borough. M19 refers to proposed A31 Bypass Improvements and the need for planning decisions to take the proposals into account. The Local Plan refers to the Farnham Movement Package which is an ongoing transport initiative begun in the 1990s.
Farnham Neighbourhood Plan (2017)	The made Neighbourhood Plan aims to meet the changing needs of the local community by ensuring new development of high quality design fits well with, and does not erode, the character of the distinctive areas of the town and surrounding countryside and is supported by improved infrastructure. The Plan permits development where safely located vehicular and pedestrian access and sustainable transport links exist or could be created; they would not significantly add to traffic congestion in the town and in areas of poor air quality incorporate mitigation measures to reduce impact to an acceptable level (FNP30). Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan, which should be provided in a timely manner, or through developer contributions (FNP32).
Waverley Borough Local Plan Part 1: Strategic Policies and Sites, February 2018	The Local Plan Policy ST1: Sustainable Transport states that the Council will work in partnership with Surrey County Council and others to ensure that development schemes are located where it is accessible by forms of travel other than the private car; make the necessary contributions to the improvement of existing, and provision of new, transport schemes that lead to

	improvements in accessibility and give priority to the needs of pedestrians, cyclists, users of public transport, car sharers and users of low and ultra low emission vehicles.
Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies - Preferred Options Consultation, May 2018	Policy DM7: Accessibility and transport is a general policy which seeks adequate transport connections.
Surrey County Council Vehicular and Cycle Parking Guidance (Jan 2012)	The NPPF does not set standards, but Surrey County Council has produced guidance based on a maximum number of vehicular parking spaces per square metre of gross floor space of a development. This varies according to the location of the development – whether in town centre and less central/rural locations. The document proposes minimum standards for cycle parking and requires schools to produce school travel plans.
Waverley Infrastructure Delivery Plan (2016)	Contains the following transport requirements – Farnham town centre improvement scheme (2017-21), A287 Firgrove Hill traffic management including pedestrian crossing (2016-20), Farnham railway forecourt improvements (2016 - 20), A31 Hickley's Corner online interim capacity improvement (2017 – 21), A31 Shepherd & Flock roundabout - new signalling of give way approaches (by 2032), A325 Wrecclesham Hill / B3384 Echo barn Lane – convert to mini –roundabout (by 2032); A325 Wrecclesham High Street / School Hill junction: signalisation (by 2032); A31/A325 Coxbridge Roundabout improvements (by 2032), Improvements to strategic cycle network to include Weydon Lane (A31 crossing) and Shepherd & Flock roundabout (2016 – 20); Road safety improvements (A287) (2016 – 20) Pedestrian Crossing in Long Bridge (2016 – 20).
Waverley Parking Guidelines (Oct 2013)	<p>The 2012 County Guidelines have been used as the starting point for developing local parking guidelines for Waverley. They have been amended in some cases to reflect local circumstances. In relation to non-residential development, the guidelines are not expressed as either a maximum or a minimum. Instead they provide an indication of an appropriate level of parking for the different uses. With regard to residential development, the guidelines are expressed as the minimum level of parking that would normally be expected.</p> <p>The development of residential parking guidelines specifically for Waverley is partly in response to concerns that have been raised about parking provision in some new housing developments not being adequate, resulting in parking spilling onto surrounding roads or vehicles being parked in unsuitable locations within a new development. Having regard to this, and the high levels of car ownership in Waverley compared with both the national average and the average in Surrey, Waverley Council considers that specific guidelines are needed for new residential development in Waverley. Therefore, the proposed Waverley specific residential parking standards are intended to provide a level of parking that more closely reflects demand, taking account of car ownership</p>

	levels in the borough and levels of access to local services and public transport.
Farnham Design Statement (2010)	Outlines various issues associated with the road network and heavy traffic volumes.
Surrey Transport Plan, 2011- 2026, Feb 2016	Proposes a number of Borough wide measures to promote a transport system in Surrey that is efficient, reliable, safe and sustainable. Contains a review of existing problems and challenges and how these are to be addressed.
Waverley Borough Cycling Plan SPD, 2005	Outlines issues in the Borough and in individual settlements, reviews progress to date and identifies future actions.
Evidence Base	
Local residents' surveys	Including the report on constraints to the development of land at Waverley Lane prepared by South Farnham Residents' Association 2013, Badshot Lea Neighbourhood Survey 2013 and Rowledge Residents' Association village plan survey 2011 which provide insight into local residents' views on a wide range of issues including transport.

Farnham Baseline information

Surrey is one of the most densely populated counties in the UK with traffic flows on A roads almost double the national average. Traffic related problems are a major concern for people living and working in Surrey. The highway network is extremely busy with congestion at peak times or when traffic flow is disrupted (see also Farnham Baseline Information section on Air Pollution). Both the rail and road network are put under pressure by the high level of commuting with one third of the working population commuting out of the County, with 24% travelling to London. The focus on London has created a radial road and rail network with a poor network of orbital routes. The congested roads and dispersed travel patterns create difficulties for bus operators and there is a relatively low (52%) satisfaction rate among bus users.

Located in the north-west corner of the Borough, Farnham has the highest population of approximately 39,167 and the largest town centre in the Borough. Farnham has an old town centre with narrow roads and pavements. There are high traffic flows along these roads particularly the A roads. The one-way system in the centre comprises two narrow roads: The Borough, in particular the eastern section; and most of Downing Street. Both of these roads have high pedestrian and vehicle flows. The town centre one-way system suffers from congestion problems. These are the result of: strategic traffic travelling through the town centre; a high proportion of car borne trips; traffic circulating round the one-way system to locate available parking; and roadside servicing, a necessity for many businesses in the central area.

Farnham Design Statement lists a number of local concerns related to road transport. It points out that the A31 splits the town forming a barrier to pedestrian movement. The historical town centre suffers from congestion on its narrow roads and through traffic on the A287 and A325 passes right through the town. There are issues related to high traffic volumes and large vehicles on country roads in Upper Hale, Weybourne and Badshot. Other transport infrastructure issues include narrow, poorly maintained pavements, congestion caused by level crossings and a lack of rear servicing facilities for businesses in the town centre. The narrow, historic routes create challenges for promoting public transport and a safe environment for pedestrians and cyclists. Proposed residential

developments in Farnham and beyond its boundaries are likely to create increased challenges to the transport network.

The Waverley Borough Cycling Plan indicates that some progress is being made in Farnham, where a cycle route network was identified as part of the Farnham Movement Study in the mid 1990's. In 2001 an access route from Hale to the town centre was constructed through Farnham Park. The Borough and County Councils have installed cycle stands in the main shopping centres and at public buildings such as libraries, leisure centres and council offices. A plan has been prepared showing existing on and off-road cycle routes and desire lines. A scheme of works is proposed to improve cyclist safety at junctions and crossings on major routes.

There is an extensive network of Public Rights of Way across the Borough of Waverley, particularly given its rural character and the significant areas of natural and semi natural greenspaces. They are maintained by Surrey County Council and regularly monitored. They amount to 789kms (of which 438kms are footpaths, and 320kms bridleway). Long distance footpaths – St Swithun's Way, Blackwater Valley Footpath and the North Downs Way – run through Farnham.

The Waverley Infrastructure Delivery Plan 2016 included a number of specific transport measures for Farnham.

Likely evolution without the Neighbourhood Plan Review

The volume of traffic through the town is likely to increase with further development in, or beyond, the Borough.

What the Neighbourhood Plan Review can and cannot do

By identifying transportation infrastructure required to support new development, the Plan can influence the allocation of Community Infrastructure Levy funds to local projects. The Plan can provide a useful set of aims and priorities to aid decision-making for the disbursement of these and other funds that become available. The Plan cannot be used to oppose transport schemes at the national level. The Plan cannot directly control the provision of public buses in Farnham nor specify traffic management measures which are not a land use matter.

Key Issues Identified

Heavy volumes of traffic on major routes and passing through Farnham town centre causing congestion at peak times and contributing to climate change, pollution, loss of amenity and creating safety issues.

Future development in and outside Farnham has the potential to exacerbate existing road traffic issues.

Large vehicles and heavy traffic on rural roads.

Poor environment for pedestrians and cyclists at some locations.

Heavy goods vehicles unloading on the road.

Challenges created by narrow, historic roads in handling volume of traffic, developing safe cycle and pedestrian routes and promoting public transport.

Parking issues in the town centre.

Infrastructure

Plans, policies and programmes

Policy documents	Implications for Farnham
National Planning Policy Framework (2012)	States that Local Plans should plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the Framework.
Waverley Local Plan (2002)	Policy M5 encourages measures to promote pedestrian and cycle infrastructure generally, whilst Policies M6 and M7 are specific to Farnham. M6 proposes the promotion and development of a cycle route network in Farnham in partnership with other organisations. M7 proposes improvements to the foot and cycle network including a pedestrian link from the North Downs Way to Borelli Walk, extensions and enhancement of the Riverside Walk along the Wey, opening the footpath from Vernon House to West Street to the public and new and improved footbridges over the railway and A31 at Weydon Lane. M9 seeks to improve access and movement for people with disabilities and movement problems and M10 to enhance public transport and interchange facilities throughout the Borough. M19 refers to proposed A31 Bypass Improvements and the need for planning decisions to take the proposals into account. The Local Plan refers to the Farnham Movement Package which is an ongoing transport initiative begun in the 1990s.
Farnham Neighbourhood Plan (2017)	The made Neighbourhood Plan aims to meet the changing needs of the local community by ensuring new development is supported by improved infrastructure. Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan, which should be provided in a timely manner, or through developer contributions (FNP32)
Waverley Borough Local Plan Part 1: Strategic Policies and Sites, February 2018	The Local Plan is to be supported by an Infrastructure Delivery Plan (IDP) which identifies the physical, social and green infrastructure needed to enable the amount of development proposed for the area. This will also identify gaps, cross boundary issues, existing commitments and the need for new provision. It identifies who will provide the key infrastructure projects, when and how they will be funded. It is to be continually reviewed and updated to take account of changes in project phasing and funding throughout the plan period. Through consultation with adjoining authorities and infrastructure providers, the Council has assessed cross-boundary issues, particularly the impacts of proposed 'eco-town' at Whitehill-Bordon and the Aldershot Urban Extension on Waverley's transport infrastructure in the Farnham area. Contributions towards some junction improvements have been identified. The IDP will also contain a wide range of smaller-scale infrastructure projects around the Borough - principally concentrated in Farnham, Godalming, Haslemere and Cranleigh.
Surrey County Council Waste Plan 2008	Contains no specific proposals for Waverley district but Table 3.1 of the Waste Development DPD indicates that trading estates at Farnham, Bourne Mill and Cranleigh and Coxbridge Sandpit may have potential to accommodate waste management facilities.

Farnham Design Statement (2010)	Outlines various issues associated with the road network and heavy traffic volumes.
Waverley Infrastructure Delivery Plan (2016)	Reviews existing and projected infrastructure requirements throughout the Borough and for each settlement. Provides a programme of projects with deadlines and implementation details.
Waverley Borough Council Planning Infrastructure Contributions SPD (2008)	Explains how Waverley Borough Council will implement Planning Obligations as a delivery mechanism for the provision of many public services including highways, recreational facilities and education.
Evidence Base	
Waverley Open Space, Sport and Recreation Study (2012)	Identifies facilities required across the Borough and specifically in Farnham to meet any current deficiencies and future requirements.
Local residents' surveys	Including the report on constraints to the development of land at Waverley Lane prepared by South Farnham Residents' Association 2013, Badshot Lea Neighbourhood Survey 2013 and Rowledge Residents' Association village plan survey 2011 which provide insight into local residents' views on a wide range of issues including infrastructure issues.

Farnham Baseline information

Located in the north-west corner of the Borough, Farnham has the highest population of approximately 39,167 and the largest town centre in the Borough. Farnham has a number of significant roads which pass through or close by including the A31 and the A331 Blackwater Valley Relief Road. The railway station is on the Alton to London Waterloo line.

Farnham Design Statement lists a number of local infrastructure concerns. It points out that the A31 splits the town forming a barrier to pedestrian movement. The historical town centre suffers from congestion on its narrow roads and through traffic on the A287 and A325 passes right through the town. There are issues related to high traffic volumes and large vehicles on country roads in Upper Hale, Weybourne and Badshot. Other transport infrastructure issues include narrow, poorly maintained pavements, congestion caused by level crossings and a lack of rear servicing facilities for businesses in the town centre. In addition, the Statement refers to over-subscribed schools, a shortage of hospital beds, a lack of larger performance space/public meeting place and a shortage of children's recreation space.

The Open Space, Sport and Recreation Study (2012) reviews the quantity and quality of a wide range of open space together with accessibility. It concludes that residents in Farnham generally have good access to open space with the exception of football, cricket and rugby pitches for which there is a current shortfall which will increase over time. Farnham has a sports centre, community halls and a fitness club and reasonable access to informal open space and the countryside. Whilst overall provision for children's play exceeds the proposed standard, it is noted that individual wards have insufficient provision. Local consultation has identified a shortage of facilities for young people.

Early engagement with local business representatives identified a wish for business park infrastructure improvements and enhancement of broadband/technical infrastructure.

The Waverley Infrastructure Delivery Plan reviews all types of infrastructure provision in the Borough and includes a programme of works. Of significance is Farnham's location close to the borough boundaries with East Hampshire, Guildford, Hart and Rushmoor. Large developments are proposed in these Boroughs which could have a significant impact on Farnham's infrastructure. These include potentially 4,000 dwellings at Whitehill-Bordon Ecotown in East Hampshire (via A325), approximately 900 dwellings at Queen Elizabeth Barracks, Church Crookham in Hart (via A287) and about 4,250 dwellings at Aldershot Urban Extension to the north (via A325 or A331 Blackwater Valley Relief Road). New development within and outside Borough boundaries will be required to make appropriate infrastructure improvements.

The Infrastructure Delivery Plan, 2016 included the following measures (with proposed completion dates).

Transport – Farnham town centre improvement scheme (2017-21), A287 Firgrove Hill traffic management including pedestrian crossing (2016-20), Farnham railway forecourt improvements (2016 - 20), A31 Hickley's Corner online interim capacity improvement (2017 – 21), A31 Shepherd & Flock roundabout - new signalling of give way approaches (by 2032), A325 Wrecclesham Hill / B3384 Echo barn Lane – convert to mini –roundabout (by 2032); A325 Wrecclesham High Street / School Hill junction: signalisation (by 2032); A31/A325 Coxbridge Roundabout improvements (by 2032), Improvements to strategic cycle network to include Weydon Lane (A31 crossing) and Shepherd & Flock roundabout (2016 – 20); Road safety improvements (A287) (2016 – 20) Pedestrian Crossing in Long Bridge (2016 – 20).

Education – Additional one Primary School form of entry and Up to four Secondary School forms of entry in addition to current plans (Plan period).

Community/ Leisure - Farnham Leisure Centre: additional showers, indoor soft play, climbing wall and improved reception

Cultural - Conservation and enhancement works at Museum of Farnham (by 2032) and installation of disabled lift to service backstage and East Wing Studios at Farnham Maltings (by 2025)

Natural and semi-natural greenspace - Up to 6.3 ha of additional SANG (Thames Basin Heaths SPA Avoidance Strategy) (post 2026); Farnham Park Environment habitat enhancement and creation (annual).

Sewerage - Improvements to Farnham treatment works (unknown)

Water supply – extension of Hale Reservoir (plan period)

Recreation open space – New playground provision at Park View, Folly Hill and at Old Park Close; expand and refurbish adventure playground at Farnham Park and Skate Parks at Sandy Hill and Weybourne Rec Ground (site of existing tennis court); create two football pitches at Weydon Lane, Farnham; create new level pitches and improve specification at Farnham Park; levelling Cricket Outfield at Rowledge Cricket Club; two new cricket pitches and one new synthetic 3G pitch with changing facilities (Plan period).

Likely evolution without the Neighbourhood Plan Review

New development in Farnham will contribute to facilities in conformity with Borough level policies. These may not always be in line with what is most appropriate priority for the Plan area.

What the Neighbourhood Plan Review can and cannot do

The Plan can identify and allocate land suitable for use for new infrastructure such as open space, school improvements whilst also seeking to protect existing infrastructure. It

can identify infrastructure that will be required to support new development that can be funded in part through the Community Infrastructure Levy.

Key Issues Identified

Existing and future pressure on the road and rail transport systems and for parking.

Congestion in central Farnham.

The need for safe networks and crossings for cyclists and pedestrians.

Pressure on school places for the current and predicted populations.

Open space provision generally good but some deficiencies in recreation open space.

Shortage of facilities for young people.

Improvements to broadband/technical infrastructure.

Protection and expansion of cultural facilities.

Ensuring any new development is supported by adequate infrastructure development including water supply and waste water treatment.

The potential impact of large scale developments in surrounding towns.

Pollution

Plans, policies and programmes

Policy documents	Implications for Farnham
National Planning Policy Framework (2012)	States that to prevent unacceptable risks from pollution, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution should be taken into account. Planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts and identify and protect areas of tranquility. Light pollution should be limited by good design. The planning system should prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution.
Waverley Borough Local Plan (2002)	Policy D1 seeks to prevent potential pollution of air, land and water including light pollution and storage of hazardous substances. The text contains guidance on the need to prevent environmental pollution and disturbance.
Farnham Neighbourhood Plan (2017)	Development in areas of poor air quality or development that may have an adverse impact on air quality will be required to incorporate mitigation measures to reduce impact to an acceptable level. Permission will be refused where unacceptable impacts cannot be overcome by mitigation (FNP30)
Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies - Preferred Options Consultation, May 2018	Policy DM1 states that development should avoid harm to the health or amenity of occupants of nearby land and buildings and future occupants of the development, including by way of an unacceptable increase in pollution, including from light, noise, dust, vibration, and odour, or an unacceptable increase in flood risk and not cause a deterioration to the environment by virtue of potential pollution of air, soil or water, including that arising from the storage and use of hazardous substances and which seeks opportunities to improve air and water quality where possible.
Evidence Base	
CPRE Tranquility Map of Surrey	Indicates that Farnham is a less tranquil area.
River Basement Management Plan Thames River Basin District (Environment Agency)	Identifies the status of water bodies in river catchment areas and measures required to raise these status' to 'Good' standard

Farnham Baseline information

Air

There are three Air Quality Management Areas (AQMA) in Waverley of which one is at Farnham, extending either side of the A325 through the town centre. It was declared because the national air quality objectives for Nitrogen Dioxide were being exceeded,

mainly due to traffic congestion. These objectives relate to the annual mean concentration of Nitrogen Dioxide which should be less than 40.... And the 1 hour mean of 200 ... which should not be exceeded more than 18 times in a year. The levels of Nitrogen Dioxide are measured automatically by equipment located at the junction of East Street and Bear Lane. In addition, 18 non-automatic measuring sites are located in Farnham at various roadside, kerbside and background urban locations both within and outside the AQMA. Waverley Borough Council introduced an Air Quality Management Plan in 2008 and provides annual monitoring reports.

The Air Quality Progress Reports 2013 indicates that at the automatic monitoring site neither the annual mean or hourly mean objectives were exceeded. However, exceedences were recorded at 6 of the 18 non-automatic sites, 2 of which were outside the AQMA. Measured Nitrogen Dioxide concentrations in 2012 generally decreased from 2011. The Borough Council also monitors PM10 concentrations which have remained fairly constant with no discernible reduction. PM10 concentrations in 2012 were below the objective annual mean and exceeded the daily mean on 7 days where 35 days would be permitted by the objective. The Updating and Screening Assessment for Waverley Borough Council, 2015 noted that measured concentrations at the Farnham Automatic Monitoring Site indicate a slight increase at the Farnham site. The results of diffusion tube monitoring within Waverley Borough indicate that the UK objective for annual mean nitrogen dioxide continues to be exceeded in the Farnham AQMA. The council produces annual air quality reports for the Waverley borough. In August 2017 the council withdrew its 2016 report due to concerns over its accuracy.

The Council does not measure Sulphur Dioxide, Benzene or other pollutants. Monitoring of Benzene was stopped as concentrations were well below objective levels.

Land Contamination

Waverley Borough Council published a Contaminated Land Strategy in 2015 covering the period to 2020. Waverley does not have an extensive legacy of heavy industry and most of the significant sites are landfill sites previously exploited for sand or clay and former gasworks. The Former Farnham Gasworks has been inspected and was not found to meet the definition of contaminated land under the Act. Waverley has a database containing 1,100 sites with potential contamination issues, but the vast majority are likely to be low risk where small to medium areas have been infilled with inert or unknown materials over time.

Noise

No information. However local residents are aware of noise from traffic on major routes. CPRE's Tranquility Map of Surrey indicates that Farnham is a less tranquil area.

Light

No major issues identified.

Water Quality

In terms of water quality, the River Wey north branch was classified in 2013 as being of moderate ecological value and the south branch as of poor ecological value. The Blackwater River has a moderate ecological value. Both rivers are of good chemical quality in the sections that were measured. There have been some pollution incidents along the rivers in the past. The River Basin Management Plan identifies high phosphate levels as an issue in the Wey catchment due to effluent from sewage works and agricultural pollution. A large number of rivers in the catchment have been heavily modified. The Plan predicts poor groundwater status in 2015 in this area due to nitrates, pesticides, solvents and other contaminants. Groundwater supplies are important for abstraction and also feed into surface water features.

Likely evolution without the Neighbourhood Plan Review

The County Council is pursuing a variety of schemes to reduce congestion and air pollution in Farnham. Without the Neighbourhood Plan Review new development will be subject to national and district policies relating to construction, drainage and surface water runoff, and lighting.

What the Neighbourhood Plan Review can and cannot do

The Neighbourhood Plan Review can seek to locate development in sustainable locations which have, or can be provided with, sustainable transport measures to reduce air pollution from traffic emissions. The Neighbourhood Plan Review can seek to protect the countryside from significant development which causes light pollution or noise and river corridors from polluting development. The Plan cannot implement measures to curb littering or dog mess on the streets.

Key Issues Identified

An Air Quality Management Area has been designated in Farnham due to Nitrogen Dioxide emissions mainly from traffic.

The chemical quality of the River Wey and Blackwater River is currently good but the ecological quality is moderate/poor.

Ecology and Biodiversity

Plans, policies and programmes

Policy documents	Implications for Farnham
National Planning Policy Framework (2012)	The planning system should minimise impacts on biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures. Planning policies should plan for biodiversity at landscape –scale across boundaries, identify and map ecological networks, promote priority habitats, ecological networks and populations of priority species. Planning decisions should conserve and enhance biodiversity. The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered.
South East Plan (2009)	Although most of the Plan was revoked in 2013, Policy NRM6 on the Thames Basin Heaths Spa was retained and is relevant to the Neighbourhood Plan Review as much of Farnham is within a 5 km zone of influence of the SPA.
Waverley Borough Local Plan (2002)	Contains policies relating to tree cover, nature conservation and the protection of water courses. Policy C7 indicates that the extent of tree cover is to be maintained and that tree loss will be resisted or replacement planting sought where there is wildlife interest. Policy C8 states that proposals for felling licences will be opposed which harm wildlife habitats.
Farnham Neighbourhood Plan (2017)	Farnham is within the buffer zone of two European Special Protection Areas (SPAs) and provision, or contributions towards the provision of Suitable Alternative Natural Greenspace, is a requirement for most housing development (FNP12). Proposals should protect and enhance biodiversity by protecting Special Protection Areas, Sites of Special Scientific Interest, and Local Wildlife Sites (Sites of Nature Conservation Importance), protected and priority species, ancient woodland, veteran or aged trees, and species-rich hedgerows; preserving and extending ecological networks, and promoting biodiversity enhancements (FNP13).
Waverley Borough Local Plan Part 1: Strategic Policies and Sites, February 2018	The Local Plan seeks to conserve and enhance biodiversity within the designated hierarchy of sites of nature conservation importance (NE1). The plan contains a specific policy to protect the integrity of the Thames Basin Heaths Special Protection Area (NE2).
Thames Basin Heaths SPA Delivery Framework 2009	This non-statutory document sets out procedures to encourage consistency across Local Authorities in making decisions on residential development proposals that could affect the Thames Basin Heaths Special Protection Area. It proposes that development within 400m of a site is not permitted, whilst residential development in a buffer zone of 400m to 5 km should provide or contribute to the provision of avoidance measures – namely provision of Suitable Alternative Natural Greenspace (SANG) and access management.
Thames Basin Heaths SPA Avoidance	The Basin Heaths SPA Avoidance Strategy was adopted by Waverley Borough Council in 2009 and updated in 2013 and 2016. It provides guidance to developers and sets out how the

Strategy (2016)	<p>Council will meet its responsibilities under European legislation regarding new housing developments. Harm to SPAs can result from new housing development due to the growth in the number of walkers, cats and dogs frequenting the heathland and other recreational uses. Therefore the Borough has adopted an avoidance strategy which includes:</p> <p>The establishment of a 400 metre buffer around the SPA within which no net new residential development will be permitted; The provision of Suitable Alternative Natural Greenspace (SANG) at Farnham Park; Strategic Access Management and Monitoring (SAMM) measures in the SPA.</p> <p>The capacity of Farnham Park SANG has been reviewed and raised.</p>
Farnham Design Statement (2010)	Highlights the importance of the River Wey Corridor which is critical to the drainage of the area and provides an important wildlife habitat.
Evidence Base	
Analysis of Potential SANG Sites for Farnham for the Thames Basin Heaths SPA Avoidance and Mitigation Strategy (2015)	Assesses the potential options for future SANG provision at Farnham.
Ecology of the Bourne (2009)	Detailed summary of local ecology prepared by the Bourne Conservation Group to contribute to the Farnham Design Statement.
Regulation 19 Local Plan Habitats Regulation Assessment 2016	Considers the impact of the proposed Local Plan on European designated sites. Considers the likely impact of development in Waverley Borough in terms of urbanisation, recreational pressure and disturbance, pollution, water abstraction and water quality. Sets out the key biodiversity features of designated sites within and outside the Borough boundaries.

Farnham Baseline information

Surrey is the most urbanised shire county in England, but Waverley is less built-up than the other local authorities. The rural landscape around Farnham provides an unusually varied range of habitats which includes farmland, heathland, woodland and the corridor of the river Wey. There are ancient woodlands in the vicinity at Vanners Copse, Moor Park Wood, Monks Wood, Edgeborough Wood, Clay Pit Wood and Black Lane Wood and many mature and veteran trees. In addition, areas of low density townscape interspersed with woodland, recreation grounds, large gardens and the network of streams and footpaths provides a range of urban habitats and green corridors.

The Surrey Biodiversity Action Group is publishing a series of Habitat Action Plans which will make up the Surrey Biodiversity Action Plan. However, in the meantime the Bourne Conservation Group has produced detailed information on the Ecology of the Bourne based on surveys undertaken by the group. These have identified a wide variety of bird, invertebrate, reptile and mammal species which are evident in the area. Birds include

starlings, house sparrows, song thrush and cuckoo which are identified as priority species in the National Biodiversity Action Plan. At Waverley Abbey, where the lake and river provide water habitats, kingfisher, heron and mallard have been spotted. Common mammals in the area include grey squirrels, fox, woodmouse, roe deer and bats, whilst grass snakes, toads and frogs also do well. The Wey has trout, eels and a range of other fish and insects. The wetland habitat at Moor Park is rich in plants, insects, mosses and lichens. The native fauna and flora is threatened by the presence of some alien species including mink, Japanese Knotweed and Himalayan Balsam.

Nature Designations

Special Protection Areas (SPA) are sites which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive 1979. The Thames Basin Heath SPA site is located in the northern most part of the plan area and the plan area is within 5 km buffer zones of Special Protection Areas Thames Basin Heath and Wealden Heaths I which provide important habitats for night jar, woodlark and dartford warbler. Farnham is also within the 5 km buffer zone of the Special Area for Conservation (SAC) Wealden Heaths I which incorporates dry heath, wet heath and water features which support rare invertebrates. SACs are European designated sites designated to protect particular habitats and species considered to be of international importance. .

There are two SSSIs in the area at Heath Brow (Pleistocene Gravel) and at Moor Park which is designated for its rare Ash wetland habitat. Gong Hill SSSI lies just to the south of the Plan area and provides a habitat for sand lizards. In addition there are several sites designated locally as Sites of Nature Conservation Importance including Farnham Park.

The River Wey is a chalk stream which is a priority habitat in the UK Biodiversity Action Plan.

SANG

A Suitable Alternative Natural Greenspace (SANG) is a greenspace suitable to be used as mitigation to offset the potential impact of residential development on an SPA. The purpose is to provide alternative greenspace to attract visitors away from the SPA. It can be created from an existing open space with public access by improving that access or from an open space to which public access can be introduced. To successfully avoid harmful impacts on the SPA, the SANG must be in a suitable location and meet a number of criteria. Farnham Park is designated as a SANG with a limited capacity.

Likely evolution without the Neighbourhood Plan Review

Without positive intervention, many of the features of European importance around Farnham will be placed under further pressure from development. Suitable SANG to support increased housing development may not be identified. Positive planning is required to reverse national trends in the decline of habitats and species and there are opportunities to set out such measures in the Neighbourhood Plan Review. Without the Plan Review, the protection of important wildlife features and opportunities to enhance the network of green corridors, promote biodiversity on development sites and support locally important populations and habitats could be lost.

What the Neighbourhood Plan Review can and cannot do

The Neighbourhood Plan Review can identify and allocate land for SANG and seek to protect and enhance areas that are of ecological value. Policies in the Plan could be put in place to specify the type of mitigation that planning permissions should be subject to,

including specific species or habitat protection and creation measures. The Plan cannot prevent development proposals from coming forward, but can set out policies relating to local biodiversity that must be considered at the planning decision-making stage.

Key Issues Identified

Farnham incorporates several areas of local or national natural conservation interest and is within the buffer zone of European SPAs and a SAC.

The variety of local habitats including farmland, woodland, water features, heathland and urban green spaces encourages a wide diversity of flora and fauna including priority species.

There are several areas within Farnham which could be improved to enhance their ecology and biodiversity.

Identifying suitable SANG provision.

Design and Heritage

Plans, policies and programmes

Policy documents	Implications for Farnham
National Planning Policy Framework (2012)	Attaches great importance to good design. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Developments should function well and add to the quality of the area, establish a strong sense of place, optimise the potential of the site, respond to local character and history and be visually attractive. The framework indicates that heritage assets are an irreplaceable resource and that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. They should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses. They should also take account of opportunities to draw on the contribution made by the historic environment to the character of a place. .
Waverley Local Plan (2002)	The Plan's objectives for the historic environment are to: preserve historic buildings and their settings, historic areas, heritage features, historic parks and gardens, important archaeological sites and historic landscapes; enhance the historic heritage through positive improvement schemes and encourage a high standard of design for development affecting historic sites and structures and to promote the repair of historic buildings and features. The plan has policies for the protection and enhancement of listed buildings, buildings of local architectural or historic interest, conservation areas, historic parks and garden, locally designated heritage features, historic landscapes and archaeological assets (HE1 – HE15). Policy BE6 seeks to protect the character of a low density residential area.
Farnham Neighbourhood Plan (2017)	The made Neighbourhood Plan aims to meet the changing needs of the local community by ensuring new development of high quality design fits well with, and does not erode, the character of the distinctive areas of the town and surrounding countryside and is supported by improved infrastructure. The Plan requires high quality design which responds well to the distinctive qualities of the town and the surrounding countryside (FNP1). It preserves and enhances heritage assets (including the 5 designated Conservation Areas) (FNP2 – 7); maintains the informal sylvan character of the South Farnham Arcadian Areas (FNP8); and protects the countryside including the Surrey Hills AONB and areas of high landscape value and sensitivity (FNP10). The Neighbourhood Plan allocates 10 housing sites (FNP14) and 1 business site (FNP18) with specific design guidelines.
Waverley Borough Local Plan Part 1: Strategic Policies and	The Local Plan seeks to ensure that the character and amenity of the Borough are protected by requiring new development to be of a high quality and inclusive design that responds to the distinctive

Sites, February 2018	local character of the area in which it is located. Account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans and town and village design statements.
Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies - Preferred Options Consultation, May 2018	All new development should be of a high quality design and should respond effectively to its surroundings, reinforcing local distinctiveness and landscape and townscape character (DM2). Development should preserve or enhance Listed Buildings and their settings (DM19; the character of Conservation Areas (DM20); conserve and enhance the significance of non-designated heritage assets (DM22).
Farnham Design Statement (2010)	Gives a brief history of Farnham together with a description of the town centre conservation area and the surrounding areas.
Farnham Conservation Area Management Plan 2012	Aims to complement national and local planning policies and to provide further advice on the Conservation Area. It seeks to raise awareness and provide guidance and schemes to preserve and enhance the character of the area which is assessed within the document. It proposes a number of measures including further designations, awards for good design and a range of enhancement schemes relating to shop fronts, advertisements, street furniture, de-cluttering, public art and resurfacing.
Farnham Conservation Area Appraisal (2005)	Appraises the character of the Farnham town centre conservation area and identifies those qualities which should be preserved and enhanced and produces proposals for the improvement of the area.
Wrecclesham Conservation Area Appraisal (2002)	Appraises the character of the Wrecclesham conservation area and identifies those qualities which should be preserved and enhanced and produces proposals for the improvement of the area.
Evidence Base	See locally produced documents above.

Farnham Baseline information

Farnham is a very old settlement situated at a junction of ancient tracks. The Romans established a pottery industry here and the Saxons later named the settlement Fearnhamme. The first castle was started in 1138 and in the 13th century the Bishop of Winchester built his castle here complete with deer park. St Andrews now stands at the site of an earlier Saxon Church. Strategically placed between London and Winchester, the town continued to thrive during the Middle Ages as a rural service centre and market, made wealthy through the wool trade. The town began to expand after the arrival of the railway in the mid 19th Century but the historic character of the town centre was retained with many elegant Georgian buildings and a medieval street pattern.

The centre of Farnham is designated as a Conservation Area. Castle Street is a particular feature being 25 metres wide, lined with Georgian and later Italianate buildings and enclosed to the north by Farnham Castle. In contrast Downing Street has a narrow enclosed character. Passages and yards lead off from the main streets. The important features of the conservation area and measures to enhance it are set out in the Farnham Conservation Area Appraisal (2005) and Management Plan (2012) and in Farnham Design Statement (2010).

The historic town centre is surrounded by distinctive neighbourhoods each with their own character which is described in the Farnham Design Statement. Some of these areas have ancient origins but most developed and expanded from the 19th Century onwards. The mix of buildings, layout and variations in topography contribute to the character of these areas. For example Moor Park is a 20th century low density housing development in which detached houses set within large wooded plots are situated along winding access roads. By contrast, Old Hale originally comprised Victorian workers cottages on narrow lanes and passages. Rowledge has a Victorian village character and the Bourne, bordered by woodland and common land, is a rambling network of unadopted roads. The character of some areas is very cohesive, whilst in others successive waves of 20th Century development have created a more mixed character.

In addition to Farnham Conservation Area, there are four further conservation areas covering Old Church Lane, Great Austins, Waverley Abbey and Wrecclesham. Conservation Area Appraisals have not been undertaken on these areas with the exception of Wrecclesham which was originally a village of ancient origins that developed significantly in the 19th century and then expanded to become part of the Farnham built up area in the mid 20th Century. Waverley Abbey, the first Cistercian abbey in England, was founded in 1128 to the south of Farnham. Fragments of the church and monastic buildings remain.

There are numerous listed buildings in and around Farnham. In addition there are archaeological features and a number of locally listed buildings. Farnham Park is on the English Heritage register of parks and gardens of special historic interest.

Likely evolution without the Neighbourhood Plan Review

New development will adhere to Local Plan policies which are not necessarily specific to Farnham. Opportunities to enhance the existing architecture and character of Farnham and conservation areas could be lost.

What the Neighbourhood Plan Review can and cannot do

The Plan can specify design criteria for new development, including design, layout and the use of materials.

Key Issues Identified

Maintaining the character of distinct areas in and around Farnham.

Promotion of good design.

Water

Plans, policies and programmes

	Implications for Farnham
Policy documents	
National Planning Policy Framework (2012)	The Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere.
Waverley Borough Local Plan (2002)	Recognises the need to maintain or enhance the quality of rivers, ponds and other water bodies in order to protect nature conservation interests and a wide range of uses including domestic and industrial supply, and leisure navigation. Groundwater resources are considered equally important as they provide a significant source of supply for abstraction and feed surface waters through springs and baseflows to rivers. Policy D1 of the Plan seeks to minimize resources used including water and to protect local watercourses and prevent pollution of water. The Council, in consultation with Natural England, seeks to ensure that the quality of surface and groundwater is safeguarded and resists development where it could adversely affect water quality.
Waverley Borough Local Plan Part 1: Strategic Policies and Sites, February 2018	The Local Plan contains a sustainable construction and design policy (CC2) which seeks to ensure that new dwellings shall meet the requirement of 110 litres of water per person per day.
Farnham Neighbourhood Plan (2017)	The Neighbourhood Plan states that planning permission will be granted for developments which increase the demand for off-site water and wastewater infrastructure where sufficient capacity already exists or extra capacity can be provided in time to serve the development which will ensure that the environment and the amenity of local residents are not adversely affected (FNP31).
Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies - Preferred Options Consultation, May 2018	Policy DM1 states that development should avoid harm to the health or amenity of occupants of nearby land and buildings, and future occupants of the development, including by way of an unacceptable increase in flood risk and should not cause a deterioration to the environment by virtue of potential pollution of water, including that arising from the storage and use of hazardous substances and which seeks opportunities to improve air and water quality where possible.
Farnham Design Statement (2010)	Recognises the value of the River Wey corridor for its contribution to the beauty of the town together with amenity, biodiversity and recreational value. Expresses concern about development close to the water course and on the floodplain.
Evidence Base	
Waverley Strategic Flood Risk Assessment (update),	Identifies flooding issues relevant to Farnham

March 2015	
Draft Water Resources Management Plan (2019)	Identifies water supply and demand issues in the region.
Thames Water Website	Supplies data on priorities for waste treatment works in Surrey.
Natural England website	Supplies data on flooding and water quality.

Farnham Baseline information

There are two principal rivers in Farnham Plan area – the River Wey and its tributaries and the Blackwater River. The rivers are prominent features in the landscape, cutting deep valleys in the Greensand in which Farnham and the major transport routes are situated. In addition to the rivers, numerous streams and lakes contribute to the landscape character of the area. The River Wey runs through Farnham Town Centre, creating a green corridor that enhances the townscape and has considerable amenity and biodiversity value.

The surface water features in Farnham create a risk of flooding. Farnham has a long history of flooding and after a particularly serious incident in 1968, flood measures were introduced which have improved the situation. However, the Borough Council's Strategic Flood Risk Assessment and Natural England data indicate that both the River Wey and Blackwater River are at some risk of flooding along their full length and some sections are at high risk of flooding. Flood zones 2 (medium), 3 (high) and 3b (functional floodplain) apply to parts of the Neighbourhood Plan area. In addition, there is some risk of flooding from reservoirs and surface water runoff. A maintenance scheme has been introduced along the River Wey to manage flood risk. The Farnham Design Statement expresses concern that recent development has encroached closer to the River Wey increasing the risk of flood damage. There is also concern that the floodplain should not be developed.

In terms of water quality, the River Wey north branch was classified in 2013 as being of moderate ecological value and the south branch as of poor ecological value. The Blackwater River has a moderate ecological value. Both rivers are of good chemical quality in the sections that were measured. There have been some pollution incidents along the rivers in the past.

Farnham, being in the south east of England is classified as being in an area of severe water stress. Water is supplied by South East Water and their Draft Water Resources Management Plan (2019) sets out how they intend to maintain the balance between increasing demand for water and available supplies over the next 60 years up to 2080. The plan takes into account planned housing growth as well as the potential impact of climate change. The area of Farnham lies within South East Water's resource zone 5. The WRMP indicates that, with planned reductions in demand from the customer metering programme and enhanced water efficiency, this resource zone will remain in surplus for average demands for the plan period. However, for peak demands a deficit is forecast from 2054/55 onwards, at which time additional schemes are scheduled to be delivered which will satisfy demand. Farnham's water zone is considered to be highly vulnerable to climate change and there are future proposals to transfer water into the zone from Portsmouth Water by 2045.

Likely evolution without the Neighbourhood Plan Review

New development will be influenced by borough policies encouraging protection of water resources, water quality and in relation to reducing flood risk.

What the Neighbourhood Plan Review can and cannot do

The Neighbourhood Plan Review can allocate sites outside the floodplain and identify particular designs and technologies that are most appropriate for Farnham's topography and geology.

Key Issues Identified

Farnham suffers from water stress along with the rest of the South East region of England

The need to reduce flood risk and the impact of flooding now and in the future.

The increased pressure on water resources likely to occur with future development in Farnham and in neighbouring areas.

The need to improve water quality and the biodiversity value of water features.

Energy

Plans, policies and programmes

Policy documents	Implications for Farnham
National Policy Planning Framework (2012)	Planning should support the transition to a low carbon future in a changing climate, encourage the reuse of existing resources and encourage the use of renewable resources. Encouragement should be given to sustainable transport solutions that support reductions in greenhouse gas emissions. Local Planning Authorities should plan for new development in locations and ways which reduce greenhouse gas emissions, actively support energy efficiency improvements to existing buildings and when setting local requirements for a building's sustainability do so in a way consistent with the Government's zero carbon buildings policy. On new developments they should encourage decentralised energy supply and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. They should support community led initiatives for renewable and low carbon energy.
Waverley Borough Local Plan (2002)	Seeks to encourage energy conservation through good design of buildings and site layout and through reducing the need to travel, particularly by private car. The overall planning strategy is to conserve energy and land and to minimise resource use.
Waverley Borough Local Plan Part 1: Strategic Policies and Sites, February 2018	The Local Plan contains a sustainable construction and design policy which seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions by, amongst other measures, ensuring all new development, including residential extensions, include measures to minimise energy and water use through its design, layout, landscape and orientation and being designed to encourage walking, cycling and access to sustainable forms of transport.
Surrey Climate Change Strategy	<p>The Strategy highlights the need to understand, monitor and manage Surrey's carbon footprint, targeting major sources of emissions by:</p> <p>Improving home energy efficiency; Improving energy efficiency in the business, public and voluntary sectors; Managing and developing land and infrastructure through a low carbon approach; Minimising energy use and emissions from transport; Managing resources sustainably; and Supporting innovation and development of renewable energy.</p>

Farnham Baseline information

The Surrey Climate Change Strategy indicates that of the total CO₂ emissions in the county 24.5% is generated by road traffic, 33.9% by industry and commerce and 41.6% by domestic use. This generation from domestic use is higher than the South East average reflecting the residential nature of the County, the poor energy efficiency of housing and modern energy-intensive lifestyles. Waverley seeks to meet its responsibility to reduce reliance on carbon energy through reducing energy use in its own buildings and activities

and through planning policies which seek to reduce the need to travel and to promote energy-efficient buildings and use of renewable energy sources. It supports a range of initiatives including for example installing solar panels on 460 council homes in 2013. Both the County and Borough Councils provide guidance and support to business and home owners on energy issues. In addition, the Surrey Energy and Sustainability partnership has been formed which includes a wide range of organisations and authorities across the County to encourage best practice and reduce non-renewable energy consumption. However, Waverley does not have specific policies promoting renewable energy use.

The Local Plan indicates that 61% of all Waverley residents travelled to work as a car driver. This not only indicates a high dependency on car use instead of more sustainable modes, but also shows that car sharing is low. In Farnham, where heavy traffic and congestion are of concern to local residents, this is a discouraging statistic which will have a negative impact on non-renewable resource use.

New development in Farnham will be subject to national legislative changes including through Part L Building Regulations.

Likely evolution without the Neighbourhood Plan Review

Private enterprises and residents will continue to invest in small scale micro-generation renewable energy in an ad-hoc fashion that will be influenced by economic prosperity.

What the Neighbourhood Plan Review can and cannot do

The Plan Review cannot stipulate requirements beyond Part L Building Regulations.

Key Issues Identified

Absence of information on the scope for non-renewable technologies in Farnham.

Community-scale energy schemes could be viable in Farnham.

Landscape impacts mean that large scale renewable technologies are likely to be inappropriate in Farnham.

Climate Change

Plans, policies and programmes

Policy documents	Implications for Farnham
National Planning Policy Framework (2012)	The Framework states that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development. Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change.
Waverley Borough Local Plan (2002)	Seeks to reduce air pollution, particularly carbon emissions.
Farnham Neighbourhood Plan (2017)	The made Neighbourhood Plan aims to meet the changing needs of the local community by ensuring new development of high quality design fits well with, and does not erode, the character of the distinctive areas of the town and surrounding countryside and is supported by improved infrastructure. The Neighbourhood Plan seeks to located development close to services and facilities to reduce energy and transport impacts on climate change and no development is proposed within the floodplain (FNP14; FNP18 – 18). The Plan permits development where sustainable transport links exist or could be created; they would not significantly add to traffic congestion in the town and, in areas of poor air quality, they would incorporate mitigation measures to reduce impact to an acceptable level (FNP30). The retention of green infrastructure seeks to reduce CO2 emissions; provide extended habitat networks and shade (FNP10; FNP13 and FNP27).
Waverley Borough Local Plan Part 1: Strategic Policies and Sites, February 2018	Policy CC1 - Climate Change – of the local plan supports development where it would contribute to mitigating and adapting to the impacts of climate change by incorporating measures that reduce energy use; use renewable and low carbon energy supply systems; provide appropriate flood storage capacity; provide high standards of sustainable design and construction and use green infrastructure and SuDS to help absorb heat, reduce surface water runoff and support habitat networks.
Evidence Base	
Surrey Climate Change Strategy	The Strategy covers the period up to 2020 and focuses on reducing emissions of carbon dioxide and other climate changing substances, adaptation to the impacts of climate and raising awareness of climate change impacts and solutions. It includes details on how the strategy is to be delivered.
Conserving Biodiversity in a Changing Climate DEFRA (2007)	Provides evidence on current impact of climate change on biodiversity and proposes measure to promote adaptation to climate change.

Climate Change Background Evidence Paper, Waverley Borough Local Development Framework: (January 2011)	Outlines the key elements of energy demand and emissions in Waverley and reviews alternative sources of renewable energy. Suggests policies to address climate change and its effects.
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Farnham Baseline information

Surrey benefits from a mild climate that is characterised by cool summers, with average temperatures of around 15^o C, mild winters, with average temperatures in excess of 5^o C, and relatively low rainfall, of around 500 millimetres per year, and no marked dry season. Evidence from DEFRA and DECC shows that Carbon Dioxide emissions in Waverley are below the UK, South East and Surrey County average. These emissions are generated from three measurable sectors; the domestic sector; the industrial and commercial sector and road traffic.

Waverley has endorsed the Surrey Climate Change Strategy which seeks a 10% reduction in CO2 emissions by 2020 (2007 baseline). CO2 levels in Waverley have reduced from 7.0 tonnes per capita in 2005 to 6.5 tonnes per capita in 2008, a fall of 7%.

The amount of renewable and low carbon energy currently being produced in Waverley is limited. There are a few microgeneration installations on buildings in the borough.

Between 2006 and the publication of the South East Plan in 2009, the Council implemented policies in the Surrey Structure Plan such as Policy SE2 which required all developments to be built to best standards of energy efficiency, to generate at least 10% of their energy demands from renewable source on site, and that use of CHP should be strongly encouraged, particularly on large sites.

As a result over 100 decentralised renewable energy installations have been provided as a planning requirement for new development. These have included heat pumps, solar hot water panels, PV and biomass boilers.

The 2007 International Panel on Climate Change report said that most of the observed increases in global average temperature since the mid-20th century is very likely due to the observed increase in man-made greenhouse gas concentrations. Over the 20th Century global average surface temperature has increased by 0.6 oC and is likely to have been the largest increase of any century during the last 1000 years. The majority of this change has occurred since the 1950s.

Climate change scenarios (UKCP09) for the UK were released in 2009.

The 2009 scenarios for the South East show that it will be:

Warmer all year round, with most of the warming in summer and autumn.

Winters will be wetter and summers will be drier.

It will be sunnier in summer because of a reduction in cloud cover and this, together with higher temperatures, will cause a large increase in summer evaporation.

Weather will be more variable, with more frequent and severe extremes.

By the end of this century temperatures in the region could be approximately five degrees Celsius warmer than at present.

Winter rainfall is estimated to increase by up to 22%, but summer rainfall may decrease by up to 23%. There will also be an increase in extreme rainfall events.

The Surrey Climate Change Partnership comprising local authorities in Surrey, was set up in 2008 to promote measures to reduce carbon emissions in the County.

The current evidence of climate change in the UK includes higher temperatures, changing rainfall with summer rainfall decreasing on average, while winter rainfall is increasing, changes in the seasons with spring arriving earlier and autumn later and sea level rises (about 10 cm around the UK since 1900).

Climate change is likely to have an impact on water resources, particularly in the frequency and severity of flooding. It will also affect local fauna and flora.

Likely evolution without the Neighbourhood Plan Review

The Borough Council in partnership with other local authorities is endeavouring to lower carbon emissions in the County. It will take climate change into account in its various plans and strategies. However, not all these measures will be tailored to the particular issues and opportunities in Farnham.

What the Neighbourhood Plan Review can and cannot do

The Neighbourhood Plan Review can locate development outside areas liable to flooding and in sustainable locations where the need to travel by car is minimised. The Plan can seek to retain and extend the green infrastructure network to help absorb heat, reduce surface water runoff and support resilient habitat.

Key Issues Identified

The principal effects of climate change in Farnham will be rising temperatures, impacts on water resources, particularly the frequency and severity of flooding and impacts on biodiversity.

Climate change measures will need to address the causes of climate change, mitigation of its effects and adaptation.

Carbon emissions from domestic and industrial sources and from traffic contribute to global warming.

Appendix 2: Sustainability Appraisal/ Strategic Environmental Assessment of Policies

In preparing this Sustainability Appraisal Report, a matrix was prepared for each policy considered for inclusion in the Regulation 14 Neighbourhood Plan Review assessing its likely impact on the 12 Sustainability Objectives. The expected impacts were recorded as follows:

--	Significant negative impact	?	Uncertain impact
-	Minor negative impact	+	Minor positive impact
0	No significant impact	++	Significant positive impact

ENVIRONMENT POLICIES

Policy FNP1 - Design of New Development and Conservation		
Sustainability Objective	Score	Commentary
1. Homes	+	Policy should ensure that new homes are of a good quality providing a healthy living environment.
2. Landscape /open space	+	Policy will have a positive impact on protecting/enhancing landscape quality and natural features.
3. Employment/ centres	+	Positive impact on protecting and enhancing the quality of the environment in town/neighbourhood centres by ensuring new development is high quality and respects its context. This should help to support the vitality and viability of local businesses by attracting visitors and offering an attractive place to live and work.
4. Transport/Air Quality	+	Policy prevents 'unacceptable levels of air pollution'. This may involve promoting non-motorised forms of transport.
5. Amenities	0	No impact
6. Biodiversity	+	This should have a positive impact on biodiversity by protecting natural features, requiring retention/enhancement of landscape buffers and restricting pollution.
7. Character	++	This policy should have a significant impact in ensuring that development respects its context and protects and enhances the character and special historic interest of the area.
8. Water Resources	++	The policy addresses flooding issues, protects natural features and seeks to control water pollution.
9. Flooding	++	The policy addresses flooding issues on site and elsewhere and seeks to retain natural water features and retain/enhance soft landscaping which promotes natural drainage.
10. Energy efficiency	0	No significant impact, although prevention of unacceptable levels of air pollution may involve promoting non-motorised forms of transport.
11. Climate change	+	The policy addresses flooding issues on site and elsewhere and seeks to retain natural water features and retain/enhance soft landscaping which promotes natural drainage. Soft landscaping can contribute to carbon capture, air quality, have a local cooling effect and create wildlife corridors.
12 Heritage	++	This policy should have a significant impact in ensuring that development conserves and enhances the historic environment and its setting by requiring development to respect its context and protects and enhances the character and special historic interest of the area.

Summary: This policy is expected to have a significant positive impact on character, heritage, water resources and flooding objectives. It is expected to have a minor positive impact on all other objectives except amenities and energy efficiency. This policy applies to all new development.

Policy FNP2 - Farnham Town Centre Conservation Area and its setting		
Sustainability Objective	Score	Commentary
1. Homes	?	Ensures that new homes are of a good quality providing a healthy living environment. However, protecting the character of the conservation area may limit opportunities for providing new homes.
2. Landscape /open space	+	Positive impact on protecting/enhancing landscape quality, the setting of the conservation area and should preserve/enhance the quantity and quality of open space.
3. Employment/ centres	+	Positive impact on protecting and enhancing the quality of the environment in the conservation area by ensuring new development is high quality and respects its context. This should help to support the vitality and viability of local businesses by attracting visitors and offering an attractive place to live.
4. Transport/Air Quality	+	Retention of open spaces and trees should have a positive impact on air quality. The retention of pedestrian routes is helpful in offering alternatives modes of transport. However, the policy will not reduce existing traffic congestion issues in the conservation area.
5. Amenities	0	Protects existing open spaces which have recreation value.
6. Biodiversity	+	This should have a positive impact on biodiversity by protecting trees and green open spaces within and around the conservation area. Protection of green spaces adjoining the River Wey is expected to have a positive impact on water quality and the riparian habitat.
7. Character	++	This policy should have a significant impact in ensuring that development respects its context and protects and enhances the character and special historic interest of the area.
8. Water Resources	+	Protection of trees and green open spaces along the Wey River will help to protect natural drainage and water quality.
9. Flooding	+	Protection of trees and green open spaces along the Wey River will help to protect natural drainage and help to address the risk and impact of flooding.
10. Energy efficiency	?	No significant impact, although protection of the visual appearance of the conservation area may limit opportunities for installing renewable energy measures and installing traffic schemes to reduce car use/congestion.

11. Climate change	+	Protection of trees and green open spaces along the Wey River will help to protect natural drainage and address the risk and impact of flooding. Retaining trees and open spaces can also contribute to carbon capture, air quality, have a local cooling effect and protect wildlife corridors. However, protecting the historic character of the conservation area may limit opportunities for developing renewable energy measures and traffic schemes to reduce car use/congestion.
12. Heritage	++	This policy should have a significant impact in ensuring that development respects its context and protects and enhances the character and special historic interest of the Town Centre Conservation Area and its setting.
Summary: This policy is expected to have a significant positive impact on character and heritage and a minor positive impact on a broad range of objectives. No negative impacts are anticipated although the impact on energy efficiency and homes is uncertain.		

Policy FNP3 Shop Fronts within Farnham Conservation Area and its setting		
Sustainability Objective	Score	Commentary
1. Homes	0	No impact.
2. Landscape /open space	0	No impact.
3. Employment/ centres	+	Positive impact on protecting and enhancing the quality of the environment in the conservation area by ensuring shop fronts complement the historical character and protect the architectural interest of buildings. This should help to support the vitality and viability of local businesses by attracting visitors and offering an attractive place to live.
4. Transport/Air Quality	0	No impact.
5. Amenities	0	No impact.
6. Biodiversity	0	No impact.
7. Character	++	This policy should have a significant impact in ensuring that shop fronts respect their context and protect and enhance the character and special historic interest of the area.
8. Water Resources	0	No impact.
9. Flooding	0	No impact.
10. Energy efficiency	0	Retention of old shop fronts may have a slightly negative impact on energy efficiency.
11. Climate change	0	No impact.
12. Heritage	++	This policy should have a significant impact in ensuring that shop fronts respect their context and protect and enhance the character and special historic interest of the Town Centre Conservation Area and its setting
Summary: This policy is expected to have a significant positive impact on character and heritage and a minor positive impact on employment/centres. No other impacts are anticipated.		

Policy FNP4 - Advertisements within Farnham Conservation Area and its setting		
Sustainability Objective	Score	Commentary
1. Homes	0	No impact.
2. Landscape /open space	0	No impact.
3. Employment/ centres	+	Positive impact on protecting and enhancing the quality of the environment in the conservation area by ensuring new development is high quality and respects its context. This should help to support the vitality and viability of local businesses by attracting visitors and offering an attractive place to live.
4. Transport/Air Quality	0	No impact.
5. Amenities	0	No impact.
6. Biodiversity	0	No impact.
7. Character	++	This policy should have a significant impact in ensuring that advertisements respect their context and protect and enhance the character and special historic interest of the area.
8. Water Resources	0	No impact.
9. Flooding	0	No impact.
10. Energy efficiency	0	No impact.
11. Climate change	0	No impact.
12. Heritage	++	This policy should have a significant impact in ensuring that advertisements respect their context and protects and enhances the character and special historic interest of the Farnham Conservation Area and its setting.
Summary: This policy is expected to have a significant positive impact on character and heritage and a minor positive impact on employment/centres. No other impacts are anticipated.		

Policy FNP5 - Great Austins Conservation Area and its setting		
Sustainability Objective	Score	Commentary
1. Homes	?	Ensures that new homes are of a good quality providing a healthy living environment. However, protecting the character of the conservation area may limit opportunities for providing new homes.
2. Landscape /open space	+	Positive impact on protecting/enhancing landscape quality, the setting of the conservation area and should preserve/enhance the quantity and quality of open space.
3. Employment/ centres	+	Positive impact on protecting and enhancing the quality of the environment in the conservation area by ensuring new development is high quality and respects its context. This should help to support the vitality and viability of local businesses by attracting visitors and offering an attractive place to live.
4. Transport/Air Quality	+	Retention of open spaces and trees should have a positive impact on air quality.
5. Amenities	0	No impact
6. Biodiversity	+	This should have a positive impact on biodiversity by protecting trees and green open spaces within and around the conservation area.
7. Character	++	This policy should have a significant impact in ensuring that development respects its context and protects and enhances the character and special historic interest of the area.
8. Water Resources	0	No impact
9. Flooding	0	No impact
10. Energy efficiency	?	No significant impact, although protection of the visual appearance of the conservation area may limit opportunities for installing renewable energy measures.
11. Climate change	+	Protection of trees and green open spaces will help to protect natural drainage and address the risk and impact of flooding. Retaining trees and open spaces can also contribute to carbon capture, air quality, have a local cooling effect and protect wildlife corridors. However, protecting the historic character of the conservation area may limit opportunities for developing renewable energy measures and traffic schemes to reduce car use/congestion.
12. Heritage	++	This policy should have a significant impact in ensuring that development respects its context and protects and enhances the character and special historic interest of the Great Austins Conservation Area and its setting.
Summary: This policy is expected to have a significant positive impact on character and heritage and a minor positive impact on a broad range of objectives. No negative impacts are anticipated although the impact on energy efficiency and homes is uncertain.		

Policy FNP6 - Wrecclesham Conservation Area and its setting		
Sustainability Objective	Score	Commentary
1. Homes	?	Ensures that new homes are of a good quality providing a healthy living environment. However, protecting the character of the conservation area may limit opportunities for providing new homes.
2. Landscape /open space	+	Positive impact on protecting/enhancing landscape quality, the setting of the conservation area and should preserve/enhance the quantity and quality of open space.
3. Employment/ centres	+	Positive impact on protecting and enhancing the quality of the environment in the conservation area by ensuring new development is high quality and respects its context. This should help to support the vitality and viability of local businesses by attracting visitors and offering an attractive place to live.
4. Transport/Air Quality	+	Retention of trees and hedges should have a positive impact on air quality.
5. Amenities	0	No impact
6. Biodiversity	+	This should have a positive impact on biodiversity by protecting trees and hedges within and around the conservation area.
7. Character	++	This policy should have a significant impact in ensuring that development respects its context and protects and enhances the character and special historic interest of the area.
8. Water Resources	0	No impact
9. Flooding	0	No impact
10. Energy efficiency	?	No significant impact, although protection of the visual appearance of the conservation area may limit opportunities for installing renewable energy measures.
11. Climate change	+	Protection of trees and hedges will help to protect natural drainage and address the risk and impact of flooding. Retaining trees and hedges can also contribute to carbon capture, air quality, have a local cooling effect and protect wildlife corridors. However, protecting the historic character of the conservation area may limit opportunities for developing renewable energy measures and traffic schemes to reduce car use/congestion.
12. Heritage	++	This policy should have a significant impact in ensuring that development respects its context and protects and enhances the character and special historic interest of the Wrecclesham Conservation Area and its setting.
Summary: This policy is expected to have a significant positive impact on character and heritage and a minor positive impact on a broad range of objectives. No negative impacts are anticipated although the impact on energy efficiency and homes is uncertain.		

Policy FNP7 - Old Church Lane Conservation Area and its setting		
Sustainability Objective	Score	Commentary
1. Homes	?	Ensures that new homes are of a good quality providing a healthy living environment. However, protecting the character of the conservation area may limit opportunities for providing new homes.
2. Landscape /open space	+	Positive impact on protecting/enhancing landscape quality, the setting of the conservation area and should preserve/enhance the quantity and quality of open space.
3. Employment/ centres	+	Positive impact on protecting and enhancing the quality of the environment in the conservation area by ensuring new development is high quality and respects its context. This should help to support the vitality and viability of local businesses by attracting visitors and offering an attractive place to live.
4. Transport/Air Quality	+	Retention of trees and woodlands should have a positive impact on air quality.
5. Amenities	0	No impact
6. Biodiversity	+	This should have a positive impact on biodiversity by protecting trees and woodlands within and around the conservation area.
7. Character	++	This policy should have a significant impact in ensuring that development respects its context and protects and enhances the character and special historic interest of the area.
8. Water Resources	0	No impact
9. Flooding	0	No impact
10. Energy efficiency	?	No significant impact, although protection of the visual appearance of the conservation area may limit opportunities for installing renewable energy measures.
11. Climate change	+	Protection of trees and woodlands will help to protect natural drainage and address the risk and impact of flooding. Retaining trees and woodlands can also contribute to carbon capture, air quality, have a local cooling effect and protect wildlife corridors. However, protecting the historic character of the conservation area may limit opportunities for developing renewable energy measures and traffic schemes to reduce car use/congestion.
12. Heritage	++	This policy should have a significant impact in ensuring that development respects its context and protects and enhances the character and special historic interest of the Old Church Lane Conservation Area and its setting.
Summary: This policy is expected to have a significant positive impact on character and heritage and a minor positive impact on a broad range of objectives. No negative impacts are anticipated although the impact on energy efficiency and homes is uncertain.		

Policy FNP8 – South Farnham Arcadian Areas		
Sustainability Objective	Score	Commentary
1. Homes	?	Policy may limit opportunities for new housing development in South Farnham but does not cause a net loss of housing.
2. Landscape /open space	+	Policy will have a positive impact on protecting/enhancing the verdant landscape within South Farnham and the setting of the AONB. It will help to preserve green open space, gardens and vegetation.
3. Employment/ centres	0	No significant impact is expected on the town centre or employment opportunities.
4. Transport/Air Quality	+	Retention of vegetation will have a positive impact on air quality by retaining carbon capture and removing pollutants.
5. Amenities	0	No significant impact is expected on the range or accessibility of local amenities.
6. Biodiversity	+	This should have a positive impact on biodiversity by protecting vegetation and green open spaces within the arcadian areas.
7. Character	++	This policy should have a significant impact in ensuring that development respects its context and protects and enhances the distinctive character of the area.
8. Water Resources	+	Protection of trees and green open spaces will help to protect natural drainage and water quality.
9. Flooding	+	Protection of trees and green open spaces will help to protect natural drainage and help to address the risk and impact of flooding.
10. Energy efficiency	0	No significant impact is expected on energy efficiency.
11. Climate change	+	Protection of trees and green open spaces will help to protect natural drainage and address the risk and impact of flooding. Retaining trees and open spaces can also contribute to carbon capture, air quality, have a local cooling effect and protect wildlife corridors.
12. Heritage	++	This policy should have a significant positive impact in ensuring that development protects and enhances the setting of St Austen's Conservation Area.
Summary: This policy is expected to have a significant positive impact on character and heritage and a minor positive impact on a broad range of objectives. No negative impacts are anticipated.		

Policy FNP9 - Buildings and Structures of Character		
Sustainability Objective	Score	Commentary
1. Homes	0	No significant impact.
2. Landscape /open space	0	No significant impact.
3. Employment/ centres	+	In general the policy will have a positive impact on preserving local heritage assets which will promote a high quality town centre environment and support tourism, although in some individual cases, protection of a heritage asset may constrain business expansion or modernization.
4. Transport/Air Quality	0	No significant impact.
5. Amenities	0	No significant impact.
6. Biodiversity	0	No significant impact.
7. Character	++	This policy should have an impact in ensuring that the heritage value of local assets that are not listed is taken into account when considering development proposals.
8. Water Resources	0	No significant impact.
9. Flooding	0	No significant impact.
10. Energy efficiency	0	No significant impact, although protection of a heritage asset may in some cases constrain the installment of energy efficiency and renewable energy measures.
11. Climate change	0	No significant impact.
12. Heritage	++	This policy should have an impact in ensuring that non designated heritage assets are taken into account when considering development proposals.
Summary: This policy is expected to have a significant positive impact on character and heritage and positive impact on employment. It is not expected to have any negative impacts.		

Policy FNP10 - Protect and Enhance the Countryside		
Sustainability Objective	Score	Commentary
1. Homes	-	This policy will limit the availability of sites for new housing but does not create a net loss of housing.
2. Landscape /open space	++	A significant positive impact is anticipated in protecting the AONB and its setting and landscape of the highest value and sensitivity as well as enhancing the landscape value of countryside throughout the Neighbourhood Plan area.
3. Employment/ centres	+	A positive impact is anticipated in protecting the most valued and sensitive landscapes and in enhancing the landscape value of countryside throughout the Neighbourhood Plan area. This will benefit tourism and other local businesses by enhancing Farnham's attractiveness as a place to live and work. In individual cases, this policy may constrain new business development in the countryside.
4. Transport/Air Quality	+	This policy may have minor positive impacts. With the exception of some employment opportunities, restricting development in the countryside may help transport objectives by limiting development in less accessible areas poorly served by public transport and non-motorised modes. Protection and enhancement of green open space and trees is beneficial to air quality through carbon capture and removing pollutants from the air.
5. Amenities	+	A possible minor positive impact in enhancing the tourism and recreation value of the Surrey Hills and other accessible countryside.
6. Biodiversity	++	A significant positive impact is anticipated as protection and enhancement of the landscape will also assist in protecting habitats and species. New planting of native species will benefit wildlife.
7. Character	+	The countryside forms the setting of Farnham's neighbourhoods. The protection and enhancement of the countryside around the town will enhance the character of the town and views from it.
8. Water Resources	+	Protection and enhancement of the landscape will help to protect surface water features within it and help to retain natural drainage.
9. Flooding	+	Protection of the countryside will help to protect natural drainage and help to address the risk and impact of flooding.
10. Energy efficiency	0	No significant impact, although in some cases protection of landscape character may constrain the installation of renewable energy schemes.
11. Climate change	+	Protection and enhancement of the landscape, including new planting, will help to retain natural drainage. Vegetation can contribute to carbon capture, air quality, have a local cooling effect and create wildlife corridors.

12. Heritage	++	Old Church Lane Conservation Area and Farnham Old Park are located within the countryside and the countryside also forms the setting of Farnham Town Centre and Wrecclesham Conservation Areas. The protection and enhancement of the countryside around the town will protect and enhance the character and setting of these conservation areas and the historic park and garden.
Summary: This policy is expected to have a significant positive impact on landscape, biodiversity, character and heritage. It is also likely to have a broad range of minor positive impacts. The policy would have a negative impact on the provision of housing and should be mitigated by housing allocations in sustainable locations.		

Policy FNP11 - Preventing Coalescence between of Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham

Sustainability Objective	Score	Commentary
1. Homes	-	This policy will limit the availability of sites for new housing but does not create a net loss of housing.
2. Landscape /open space	++	This policy aims to prevent the coalescence of settlements and will help to retain easy access to the countryside from the built up areas.
3. Employment/ centres	?	Restrictions on edge of town/out of town business development may have a positive impact in helping to retain town centre businesses. However, preventing coalescence may in some instances restrain opportunities for new business development.
4. Transport/Air Quality	+	This policy may have minor positive impacts. Restricting development in the countryside may help transport objectives by limiting most types of development in less accessible areas poorly served by public transport and non-motorised modes. Protection and enhancement of green open space and trees is beneficial to air quality through carbon capture and removing pollutants from the air.
5. Amenities	?	A possible minor positive impact in retaining the tourism and recreation value of accessible countryside. However, preventing coalescence may in some instances restrain opportunities for new amenities.
6. Biodiversity	+	A positive impact is anticipated as protection of open countryside will also assist in protecting habitats and species.
7. Character	+	The countryside forms the setting of Farnham's neighbourhoods. The protection of the countryside between distinct areas of the town will help to protect the character of the town and views from it.
8. Water Resources	+	Protection of open countryside will help to protect surface water features within it and help to retain natural drainage.
9. Flooding	+	Protection of open countryside will help to retain natural drainage.
10. Energy efficiency	0	No significant impact, although in some cases protection of open countryside may constrain the installation of renewable energy schemes.
11. Climate change	+	Protection of open countryside will help to retain natural drainage. Vegetation can contribute to carbon capture, air quality, have a local cooling effect and create wildlife corridors.
12. Heritage	0	No impact
Summary: This policy is expected to have a significant positive impact on landscape and a broad range of minor positive impacts. The policy would have a negative impact on the provision of housing and should be mitigated by housing allocations in sustainable locations.		

Policy FNP12 – Thames Basin Heaths Special Protection Area (SPA)		
Sustainability Objective	Score	Commentary
1. Homes	0	No significant impact. This policy permits new residential development provided that it contributes towards suitable alternative natural greenspace. This policy will ensure that residents of new housing will have good access to green open space. Without practical provision of SANG, this policy would have a negative impact on this objective.
2. Landscape /open space	++	This policy aims to ensure that all new housing developments have good access to public green open space. The policy will lead to the creation of and enhancement of public open space to meet the needs of new residents.
3. Employment/ centres	0	No impact.
4. Transport/Air Quality	+	This policy may have minor positive impacts through protection and enhancement of green open space and trees which are beneficial to air quality through carbon capture and removing pollutants from the air.
5. Amenities	+	A positive impact in ensuring that residents of new housing developments have good access to open space for a range of active pastimes.
6. Biodiversity	++	The policy seeks to ensure that new development does not harm the integrity of Thames Basin Heaths SPA which is of European importance to biodiversity. The proposed size and inter-connectedness of the SANG should ensure that it also has biodiversity value, although there will be a level of disturbance from public access.
7. Character	+	Farnham Park SANG helps to protect the verdant character of the town's setting. Tongham Road, Runfold and Runfold South Quarry SANG will help protect the landscape character of the countryside.
8. Water Resources	+	Protection of open green space will help to protect surface water features within it and help to retain natural drainage.
9. Flooding	+	Protection of open green space will help to retain natural drainage.
10. Energy efficiency	0	No impact
11. Climate change	+	Protection of inter-connected green open spaces will help to retain natural drainage. Vegetation can contribute to carbon capture, air quality, have a local cooling effect and create wildlife corridors.
12. Heritage	+	The protection and enhancement of the Farnham Park SANG will help protect and enhance the character and setting of the historic park and garden and the setting of Farnham Old Park.

Summary: This policy is expected to have a significant positive impact on landscape and biodiversity and a broad range of minor positive impacts. No negative impacts are anticipated.

Policy FNP13 – Protect and Enhance Biodiversity		
Sustainability Objective	Score	Commentary
1. Homes	?	Policy may limit opportunities for new housing development in South Farnham but does not cause a net loss of housing.
2. Landscape /open space	++	Protection of habitats, including trees, hedgerows and woodlands, extending ecological networks and restoring and recreating habitats will all protect and enhance the setting of the built up area, the wider countryside and the green spaces and vegetation within the settlements.
3. Employment/ centres	+	The green spaces and trees contribute to the character of Farnham town centre conservation area, and the surrounding countryside, contributing to the quality of the environment and its attractiveness as a place to live and work. This policy will help to protect these features.
4. Transport/Air Quality	+	Protection and enhancement of natural habitats and trees is beneficial to air quality through carbon capture and removing pollutants from the air. The retention of green spaces of biodiversity value, may also benefit transport objectives by providing local open space for leisure/tourism thus reducing the number and length of car journeys and encouraging walking and cycling. Inter-connected biodiversity networks can also be used as sustainable transport routes.
5. Amenities	+	A positive impact in assisting residents to have access to open space for a range of active pastimes.
6. Biodiversity	++	The policy seeks to protect designated sites, protected species, ancient woodland, veteran or aged trees, and species-rich hedgerows; preserve and extending ecological networks to assist the migration and transit of flora and fauna and promote biodiversity enhancements, including restoration and re-creation of wildlife habitats within Biodiversity Opportunity Areas.
7. Character	+	The protection of ancient woodland, veteran or aged trees, species-rich hedgerows; and preserve and extending ecological networks may help to protect the character of the area.
8. Water Resources	+	Protection of open green space will help to protect surface water features within it and help to retain natural drainage.
9. Flooding	+	Protection of open green space will help to retain natural drainage.
10. Energy efficiency	0	No impact
11. Climate change	+	Protection of inter-connected green open spaces will help to retain natural drainage. Vegetation can contribute to carbon capture, air quality, have a local cooling effect and create wildlife corridors.
12. Heritage	+	The protection of woodland, veteran or aged trees and hedgerows may help contribute to the historic character of an area.

Summary: This policy is expected to have a significant positive impact on landscape and biodiversity and a broad range of minor positive impacts. No negative impacts are anticipated.

HOUSING POLICIES

Policy FNP14 a) Part of SSE Farnham Depot, Lower Weybourne Lane and adjoining land (Site Area: 3.3ha; Approximate Density 35 dwellings per hectare; approximate capacity 100 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	++	The development would create a net increase of approximately 100 dwellings.
2. Landscape /open space	+	This is a part-previously developed site inside the built up area, and part adjoining greenfield site. Redevelopment could enhance the rural/urban edge and the policy requires the retention of on-site landscape features.
3. Employment/centres	0	The site is currently a utilities depot – redevelopment would have limited or no impact on employment.
4. Transport/Air Quality	?	Impact will depend on the number and length of motorized journeys and any other air pollution created by the current use relative to residential use. The change of use may reduce the number of heavy freight vehicles in this residential area but will increase the number of car trips. The site has moderate access to a local centre and bus services but is quite close to schools. The site is not within the AQMA. The policy seeks contributions to a cycle scheme. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities.
5. Amenities	?	The site has moderate access to local shops and services and to bus services. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for and pressure on local amenities.
6. Biodiversity	+	Redevelopment offers the opportunity to enhance the biodiversity value of the site. Removal of any site contamination would also have a positive impact. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution towards SANG provision should help to control disturbance to the SPA. There are no other biodiversity designations that affect the site.
7. Character	+	The site is within the Badshot Lea Character Area and the policy requires development which is sensitively designed within this context. Sensitive redevelopment could enhance the character of the area.
8. Water Resources	?	Replacement of existing hardstanding with more permeable surfaces could improve the impact on water resources. However new housing will increase demand for water.

9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The impact will depend on the relative energy use for residential compared to the previous depot use.
11. Climate change	?	New homes will contribute to carbon consumption in the buildings and transport. However redevelopment offers the possibility to enhance soft vegetation, the permeability of surfaces and reduce the risk of flooding.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit. The site may have archaeological potential but the policy requires a review of the historic landscape character of the land off Green Lane area and any archaeological potential prior to development.
Summary: This policy is expected to have a significant positive impact on homes and a minor positive impact on landscape/open space, biodiversity and character. All other impacts are uncertain or not significant.		

Policy FNP14 b) Land west of Green Lane, Badshot Lea (Gross Area: 3.5ha. Approximate density: 35dph. Approximate capacity: 105 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	++	The development would create a net increase of approximately 105 dwellings.
2. Landscape /open space	0	This is not part of an area of high value or high sensitivity landscape. There is no loss of public open space. The policy requires the retention of on-site landscape features.
3. Employment/ centres	0	No impact
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is within walking distance of schools but is over a kilometer from the nearest local centre. There is a bus stop in 270 metres. The site is not within the AQMA. The policy seeks contributions to a cycle scheme. Loss of green open space may have a negative impact on air quality, but the Policy requires reinforcement of landscape screening, so the number of trees should increase and a portion of the site will be retained as natural greenspace which will help to retain air quality.
5. Amenities	?	The site has moderate access to local shops and services and public transport. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Any negative impact would also be reduced by new tree planting. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution towards SANG provision should help to control disturbance to the SPA
7. Character	+	The site is within the Badshot Lea Character Area and the policy requires development which is sensitively designed within this context. The northern part of the site is located between a depot and residential development and could provide an opportunity to enhance the rural/urban edge in this location.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1 – which is at low risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes

		are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and existing flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit. The site may have archaeological potential but the policy requires a review of the historic landscape character of the land off Green Lane area and any archaeological potential prior to development.
Summary: This policy is expected to have a significant positive impact on homes, a minor positive impact on ensuring development complements the character of the town's individual neighbourhoods but a minor negative impact on, transport/air quality, water resources, energy efficiency and climate change.		

Policy FNP14 c) Land at Little Acres Nursery and south of Badshot Lea (Gross Area: 1.2ha. Approximate density: 30dph. Approximate capacity: 35 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create a net increase of approximately 35 dwellings.
2. Landscape /open space	0	The site is partly occupied by a nursery. The adjoining land has an open agricultural character and is considered in the landscape assessment to be part of an area of low value and low sensitivity. There is no loss of public open space. The policy requires a new landscape buffer and the retention of on-site landscape features.
3. Employment/ centres	0	No impact
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads, particularly when, as in this case, the site is not in close proximity to a local centre. There is a bus stop in 430 metres. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality, but the Policy requires reinforcement of landscape screening, so the number of trees should increase which will help to retain air quality.
5. Amenities	?	The site does not have particularly good access to local shops and services and public transport. However, a recreation ground and community hall adjoin the site. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Any negative impact would also be reduced by new tree planting. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a SANG on-site should help to control disturbance to the SPAs.
7. Character	+	The site is close to residential development and could provide an opportunity to enhance the rural/urban edge in this location. The site is within the Badshot Lea Character Area and the policy requires development which is sensitively designed within this context.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is not within the floodplain.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes

		are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may increase as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on homes and ensuring development complements the character of the town's individual neighbourhoods but a minor negative impact on transport/air quality, water resources, energy efficiency and climate change.		

Policy FNP14 d) Land between Hale Road and Guildford Road (Gross Area: 0.2ha. Approximate density: 50dph. Approximate capacity: 10 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	+	This would create approximately 10 new dwellings.
2. Landscape /open space	0	This is a previously developed site inside the built up area. There would be no impact on areas of open space or countryside. The policy requires the retention of on-site trees.
3. Employment/centres	-	The change from a garage to residential would cause a slight decrease in employment opportunities.
4. Transport/Air Quality	?	This site has moderate access to shops, services, schools but good access to bus services. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. It is not within the AQMA. New housing would result in car traffic, but the existing use will have already contributed to traffic on local roads including tankers and car transporters. Redevelopment offers the opportunity to enhance soft landscaping which would benefit air quality.
5. Amenities	-	The development would result in the loss of a local service and would increase pressure on existing amenities.
6. Biodiversity	+	Removal of any contamination, enhancement of soft landscaping and fewer traffic movements would benefit biodiversity. The site is within 5 km of Thames Basin Heaths SPA but the requirement for a contribution towards SANG provision should help to control disturbance to the SPA. No other biodiversity designations apply to the site.
7. Character	+	The site is within the Central Farnham – Outside the Conservation Area Character Area and the policy requires development which is sensitively designed within this context. The broad open frontage currently has a negative impact on the residential character of this section of the street. Redevelopment offers the opportunity to enhance the character of the area.
8. Water Resources	?	New housing will increase demand for water, although the permeability of the surfacing and control of runoff could be improved through redevelopment.
9. Flooding	?	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The impact will depend on whether there is an increased or decreased number of

		motorized trips resulting from the change of use and the relative energy of the new homes compared to the existing use.
11. Climate change	?	Improvements to energy efficiency, natural drainage/runoff control and soft landscaping could help to reduce carbon emissions, the risk of flooding and promote local cooling. However, this depends on the final design of the buildings.
12. Heritage	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on homes, biodiversity and character and a minor negative impact on employment and amenities. All other impacts are uncertain or not significant.		

Policy FNP14 e) Colemans Yard, Wrecclesham Road (Gross Area: 0.24ha. Approximate density: 50dph. Approximate capacity: 10 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create a net increase of approximately 10 dwellings.
2. Landscape /open space	0	This is a previously developed site within the built up area. There is no loss of public open space. The policy seeks the retention of existing trees and landscaping on site.
3. Employment/centres	-	Residential development would lead to a slight decrease in employment opportunities.
4. Transport/Air Quality	?	This is a small development and the net impact on motorised travel is likely to be negligible. The change of use may reduce the number of heavy freight vehicles in this residential area. The site is well located close to the local centre, schools and bus services which will limit the future number and length of trips. The site is not within the AQMA. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. The policy requires the retention of existing trees which will help air quality.
5. Amenities	+	The site has good access to local shops and services and public transport. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Residential development of may help support or put pressure on local amenities.
6. Biodiversity	+	Removal of any onsite contamination could improve the biodiversity value of the site, as could any enhanced soft landscaping. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution towards SANG provision should help to control disturbance to the SPA.
7. Character	++	Sensitively designed development required by policy should enhance the character of the area.
8. Water Resources	?	Replacement of existing hardstanding with more permeable surfaces could improve the impact on water resources. However new housing will increase demand for water.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The impact will depend on the relative energy use by the houses compared to the previous industrial use.
11. Climate change	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy

		technology. The impact will depend on the relative energy use by the houses compared to the previous industrial use.
12. Heritage	++	The site is within a Conservation Area and adjoins a listed building. Sensitively designed development as required by the policy should enhance the character of the Conservation Area.
Summary: This policy is expected to have a significant positive impact on heritage and character and a minor positive impact on homes, amenities; biodiversity with a minor negative impact on employment. All other impacts are uncertain or not significant.		

Policy FNP14 g) West of Switchback Lane, Rowledge (Gross Area: 2.3ha. Approximate density: 5dph. Approximate capacity: 10 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create a net increase of approximately 10 dwellings.
2. Landscape /open space	0	This is a greenfield site. It is part of a wider area which is considered to be of medium value and medium sensitivity in the landscape assessment. There is no loss of public open space. Low density development and the development guidance would ensure the retention of on-site landscape features. The site is well-related to existing residential development and would have very limited impact on the wider landscape.
3. Employment/ centres	0	No impact
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. However, this site is close to a local centre and has reasonable access to bus services. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality, but the Policy requires the retention of landscape which will help to retain air quality.
5. Amenities	+	The site has good access to local shops and services and public transport. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI, BOA or ancient woodland. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a SANG contribution should help to control disturbance to the SPA.
7. Character	+	The policy requires an informal low density development which respects the woodland setting and treed site. Design should be in keeping with Mayfield estate. Sensitively designed development should ensure development complements the character of the area.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage. There are surface water features on site which might be affected by development.
9. Flooding	0	The site is not in the floodplain.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may increase as the

		climate changes. Tree retention will help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on homes; amenities and ensuring development complements the character of the town's individual neighbourhoods but minor negative impacts on transport/air quality, water resources, flooding, energy efficiency and climate change.		

Policy FNP14 i) Coxbridge Farm, off Alton Road, (Gross Area: 14.21ha. Approximate density: 30dph. Approximate capacity: 350 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	++	The development would create a net increase of approximately 350 dwellings.
2. Landscape /open space	0	This is a mainly greenfield site, with some listed buildings. It is considered in the landscape assessment as part of an area of medium value and high sensitivity. There is no loss of public open space. The adjoining existing residential development forms an abrupt edge and policy requires development to be sensitively landscaped to allow a transition to the countryside edge with landscape buffers to the west and north. The policy requires retention of existing landscape features on the site and strengthening the tree and hedge buffer on the boundaries.
3. Employment/ centres	0	No impact
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. However, this site is reasonably close to a local centre and schools and has good access to bus services. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality, but the Policy requires reinforcement of landscape screening, so the number of trees should increase and land on-site will be retained as natural greenspace which will help to retain air quality.
5. Amenities	?	The site has reasonable access to local shops and services and public transport. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland. It intersects with a BOA. Any negative impact would be reduced by new trees. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a SANG contribution should help to control disturbance to the SPA.
7. Character	+	The site is within the North West Farnham Character Area and the policy requires development which is sensitively designed within this context.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is partially in Flood Zones 2 and 3a but the policy requires a Flood Risk Assessment.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may increase as the

		climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area or part of the setting of a Conservation Area or Building of Local Merit. The site includes a cluster of listed buildings in the southern corner and the policy requires that the design and layout of development should preserve the special architectural and historic interest of these buildings and their setting.
Summary: This policy is expected to have a significant positive impact on homes and a minor positive impact on ensuring development complements the character of the town's individual neighbourhoods. Minor negative impacts are anticipated on landscape/open space, transport/air quality, water resources, energy efficiency and climate change.		

Policy FNP14

k) Cobgates, Falkner Road (Gross Area: 0.55ha. Approximate density: 110dph. Approximate capacity: 60 dwellings)

Sustainability Objective	Score	Commentary
1. Homes	++	The development would create a net increase of approximately 60 dwellings.
2. Landscape /open space	+	This is a previously developed site inside the built up area. There would be no impact on areas of open space or countryside. The policy requires the established landscape boundary to be retained and new specimen trees.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is close to the town centre and a range of sustainable transport options. This should help to reduce the number and length of car journeys. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. The site is also close to an AQMA and the policy indicates that lower car parking standards will be appropriate on this site. The policy requires the retention of existing trees which will help air quality.
5. Amenities	++	The centrally located site has good access to the town centre, shops, services and bus services. Policy FNP30 requires new development to provide sustainable transport links to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	No biodiversity designations apply to this brownfield site within the centre of the urban area. Although redevelopment offers scope to introduce new soft landscaping, any biodiversity impact is likely to be limited. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a SANG contribution should help to control disturbance to the SPA.
7. Character	+	The site is within the Central Farnham – Outside Conservation Area Character Area and the policy requires development which is sensitively designed within this context.
8. Water Resources	?	New housing will increase demand for water, although the permeability of the surfacing and control of runoff could be improved through redevelopment.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the homes will increase demand for energy in the house and for transport.

11. Climate change	?	Improvements to energy efficiency, natural drainage/runoff control and soft landscaping could help to reduce carbon emissions, the risk of flooding and promote local cooling. However, this depends on the final design of the buildings.
12. Heritage	+	The site forms part of the setting of a Conservation Area and redevelopment in accordance with planning policy would enhance the historic character of the town centre.
Summary: This policy is expected to have a significant positive impact on homes and amenities and a minor positive impact on landscape/ open space; ensuring development complements the character of the town's individual neighbourhoods and heritage. Minor negative impacts are likely on transport/ air quality and energy efficiency. All other impacts are uncertain or not significant.		

Policy FNP14

I) University for the Creative Arts, Falkner Road (Gross Area: 2.05ha. Approximate capacity: 252 student units (217 net additional student units). (This equates to 72 dwellings)

Sustainability Objective	Score	Commentary
1. Homes	++	The development would create a net increase of 217 additional student units, equating to approximately 72 dwellings occupied by students returning to general market housing in the town.
2. Landscape /open space	+	This is a previously developed site inside the built up area. There would be no impact on areas of open space or countryside. The policy requires the established landscape boundary to be retained and enhanced and new landscaping.
3. Employment/centres	+	Student accommodation will require administration, maintenance and cleaning creating the opportunity for additional employment.
4. Transport/Air Quality	?	The development involves the partial redevelopment of a car park. The site is close to the town centre and a range of sustainable transport options. This should help to reduce the number and length of car journeys. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. The site is also close to an AQMA and the policy indicates that cycle parking and an upgraded car park should be provided. The policy requires the retention of existing trees which will help air quality.
5. Amenities	++	The centrally located site has good access to on-site facilities as well as the town centre; shops, services and to bus services. Policy FNP30 requires new development to provide sustainable transport links to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	No biodiversity designations apply to this brownfield site within the centre of the urban area. Although redevelopment offers scope to introduce new soft landscaping, any biodiversity impact is likely to be limited. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a SANG contribution should help to control disturbance to the SPA.
7. Character	+	The site is within the Central Farnham – Outside Conservation Area Character Area and the policy requires development which is sensitively designed within this context.
8. Water Resources	?	New housing will increase demand for water, although the permeability of the surfacing and control of runoff could be improved through redevelopment.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to

		reduce the risk of flooding.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the homes will increase demand for energy in the house and for transport.
11. Climate change	?	Improvements to energy efficiency, natural drainage/runoff control and soft landscaping could help to reduce carbon emissions, the risk of flooding and promote local cooling. However, this depends on the final design of the buildings.
12. Heritage	+	The site forms part of the setting of a Conservation Area and redevelopment in accordance with planning policy would enhance the historic character of the town centre.
Summary: This policy is expected to have a significant positive impact on homes and amenities and a minor positive impact on landscape/ open space; employment; ensuring development complements the character of the town's individual neighbourhoods and heritage. Minor negative impacts are likely on energy efficiency. All other impacts are uncertain or not significant.		

Policy FNP14 m) Centrum Business Park, East Street (Gross Area: 0.7ha. Approximate density: 175dph. Approximate capacity: 125 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	++	The development would create a net increase of approximately 125 dwellings.
2. Landscape /open space	+	This is a previously developed site inside the built up area. There would be no impact on areas of open space or countryside. The policy requires the incorporation of tree planting to complement the built form.
3. Employment/centres	-	The development would involve the redevelopment of a retail and business site with a resultant loss of employment opportunities.
4. Transport/Air Quality	?	Impact will depend on the number and length of motorized journeys and any other air pollution created by the current use relative to residential use. The site is close to the town centre and a range of sustainable transport options. This should help to reduce the number and length of car journeys. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. The site is also close to an AQMA and the policy indicates that lower car parking standards will be appropriate on this site. The policy requires tree planting which will help air quality.
5. Amenities	+	The development would result in the limited loss of retail provision. The centrally located site has good access to the town centre; shops, services and to bus services. Policy FNP30 requires new development to provide sustainable transport links to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	No biodiversity designations apply to this brownfield site within the centre of the urban area. Removal of any contamination and enhancement of soft landscaping would benefit biodiversity although any biodiversity impact is likely to be limited. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a SANG contribution should help to control disturbance to the SPA.
7. Character	++	The site is within the Central Farnham – Outside Conservation Area Character Area and the policy requires development which is sensitively designed within this context. The site represents an opportunity to significantly enhance the townscape of this area.
8. Water Resources	?	New housing will increase demand for water though the existing use would also be responsible for water consumption. The permeability of the surfacing and control of runoff could be improved

		through redevelopment.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	?	The existing use would also be responsible for energy consumption and transport. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	?	Improvements to energy efficiency, natural drainage/runoff control and soft landscaping could help to reduce carbon emissions, the risk of flooding and promote local cooling. The impact will depend on the relative energy use by the houses compared to the previous retail and business use.
12. Heritage	++	The site forms part of the setting of a Conservation Area and redevelopment in accordance with planning policy would significantly enhance the historic character of the town centre.
Summary: This policy is expected to have a significant positive impact on homes; ensuring development complements the character of the town's individual neighbourhoods and heritage and minor positive impact on landscape/ open space and amenities. Minor negative impacts are likely on employment. All other impacts are uncertain or not significant.		

Policy FNP14 n) 8, 10, 12, 14 Upper Old Park Lane (Gross Area: 0.95ha. Approximate density: 15dph. Approximate capacity: 10 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create a net increase of approximately 10 dwellings.
2. Landscape /open space	0	Use of this part brownfield/ part greenfield site within the built up area would not result in the loss of public open space. Low density development and the development guidance would ensure the retention of on-site landscape features. The site is well-related to existing residential development and would have very limited impact on the wider landscape.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	-	This is a small development and the net impact on motorised travel is likely to be negligible. Nevertheless, new housing is likely to result in some increase traffic on local roads. However, this site is in close proximity to bus services. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. The site is not within the AQMA. The policy requires the retention of existing trees which will help air quality.
5. Amenities	+	The site has good access to schools and bus services and reasonable access to a local centre. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI, BOA or ancient woodland. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution towards SANG provision should help to control disturbance to the SPA. There are no other biodiversity designations that affect the site.
7. Character	+	The site is within the Upper Hale Character Area and the policy requires development which is sensitively designed within this context. The policy requires low density development which retains boundary planting. Sensitively designed proposals should ensure development complements the character of the area.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding.

10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the homes will increase demand for energy in the house and for transport.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may increase as the climate changes. Tree retention will help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on homes; amenities and ensuring development complements the character of the town's individual neighbourhoods but a minor negative impact on transport/air quality, water resources; energy efficiency and climate change. All other impacts are uncertain or not significant.		

Policy FNP14 o) Kimbers Lane (Gross Area: 0.24ha. Approximate density: 85dph. Approximate capacity: 20 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create a net increase of approximately 20 dwellings.
2. Landscape /open space	0	This is a previously developed site inside the built up area. There would be no impact on areas of open space or countryside. The policy requires the retention of existing trees where possible.
3. Employment/centres	-	The site is currently used as a training centre so there will be a minor loss of employment.
4. Transport/Air Quality	?	Impact will depend on the number and length of motorized journeys and any other air pollution created by the current use relative to residential use. The change of use may reduce the number of heavy vehicles in this residential area. The site is not within the AQMA. The site has good access to a bus stop and services. This should help to reduce the number and length of car journeys. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. This is a small development and the net impact on motorised travel is likely to be negligible. The policy requires the retention of existing trees which will help air quality.
5. Amenities	+	The site has good access to a primary school; a bus stop and services. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	No biodiversity designations apply to this brownfield site. Although redevelopment offers scope to introduce new soft landscaping, any biodiversity impact is likely to be limited. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a SANG contribution should help to control disturbance to the SPA.
7. Character	+	The site is within the Moor Park Character Area and the policy requires development which is sensitively designed within this context. The policy seeks the retention of the former Pump House or, if this is not viable, the development should reflect the character, design and features of the building.
8. Water Resources	?	New housing will increase demand for water though the existing use would also be responsible for water consumption. The permeability of the surfacing and control of runoff could be improved through redevelopment.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.

10. Energy efficiency	?	The existing use would also be responsible for energy consumption and transport. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However, this depends on the final design of the buildings.
11. Climate change	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The impact will depend on the relative energy use by the houses compared to the previous use.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on homes; amenities and ensuring development complements the character of the town's individual neighbourhoods but a minor negative impact on employment. All other impacts are uncertain or not significant.		

Policy FNP14 p) Land adjacent to Green Lane Cemetery (Gross Area: 0.37ha. Approximate density: 30dph. Approximate capacity: 10 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create a net increase of approximately 10 dwellings.
2. Landscape /open space	-	The vacant site is within the built up area but is not public open space. The policy requires the existing boundary trees to be retained which will ensure the principal contribution to the town's green infrastructure is retained.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is not within the AQMA. The site is in a sustainable location with good access to a local centre, schools and bus services. This should help to reduce the number and length of car journeys. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. This is a small development and the net impact on motorised travel is likely to be negligible. The policy requires the retention of existing trees which will help air quality.
5. Amenities	+	The site has good access to local shops, schools and to bus services. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution towards SANG provision should help to control disturbance to the SPA. The mature trees are protected by the policy. There are no biodiversity designations that affect the site.
7. Character	+	The site is within the Wrecclesham Character Area and the policy requires development which is sensitively designed within this context.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the homes will increase demand for energy in the house and for transport.
11. Climate change	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The site is reasonably close to services

		and public transport options. Development of a greenfield site will reduce natural drainage and flood risk may increase as the climate changes. Tree retention will help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on homes; amenities and ensuring development complements the character of the town's individual neighbourhoods but a minor negative impact on landscape /open space; transport/air quality, water resources, energy efficiency and climate change. All other impacts are uncertain or not significant.		

Policy FNP14 q) Surrey Sawmill, Wrecclesham Hill) Gross Area: 0.7ha. Approximate density: 30dph. Approximate capacity: 20 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create a net increase of approximately 20 dwellings.
2. Landscape /open space	+	This is a previously developed site inside the built up area. There would be no impact on areas of open space or countryside. The policy requires the retention and enhancement of existing trees including a buffer with ancient woodland to the north and countryside to the west.
3. Employment/centres	-	The development would involve the redevelopment of a land-based industry (timber yard and sawmill) with a resultant loss of employment opportunities from this site.
4. Transport/Air Quality	?	Impact will depend on the number and length of motorized journeys and any other air pollution created by the current use relative to residential use. This is a small development and the net impact on motorised travel is likely to be negligible. The change of use may reduce the number of heavy freight vehicles in this residential area. The site is not within the AQMA. The site is in a sustainable location with good access to a local centre and bus services. This should help to reduce the number and length of car journeys. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. The policy requires the retention and enhancement of existing trees which will help air quality.
5. Amenities	+	The site has good access to a local centre and to bus services. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	There are no biodiversity designations that affect this brownfield site. The mature trees are protected by the policy and a buffer should be created with the adjoining ancient woodland. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution towards SANG provision should help to control disturbance to the SPA.
7. Character	++	The site is within the Wrecclesham Character Area and the policy requires development which is sensitively designed within this context. The site represents an opportunity to significantly enhance the townscape at the edge of Farnham.

8. Water Resources	?	New housing will increase demand for water though the existing use would also be responsible for water consumption. The permeability of the surfacing and control of runoff could be improved through redevelopment.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	?	The existing use would also be responsible for energy consumption and transport. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The impact will depend on the relative energy use by the houses compared to the previous industrial use.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: This policy is expected to have a significant positive impact on ensuring development complements the character of the town's individual neighbourhoods and minor positive impact on homes; landscape/ open space and amenities. There would be a minor negative impact on employment. All other impacts are uncertain or not significant.		

Policy FNP15 – Small Scale Dwellings		
Sustainability Objective	Score	Commentary
1. Homes	++	This policy encourages the development of new housing including smaller units and homes for older and younger people in accordance with needs identified in the Strategic Market Housing Assessment.
2. Landscape /open space	0	
3. Employment/ centres	0	
4. Transport/Air Quality	0	
5. Amenities	+	A positive impact in ensuring that residents of new housing developments for older people have good access to local amenities.
6. Biodiversity	0	
7. Character	+	The policy requires that dwellings on smaller sites within the built up area should fit well with the character of the area.
8. Water Resources	0	
9. Flooding	0	
10. Energy efficiency	0	No significant impact, although provision of housing near local services may reduce the number and length of trips by car and encourage walking.
11. Climate change	0	No significant impact, although provision of housing near local services may reduce the number and length of trips by car and encourage walking.
12. Heritage	+	The policy requires that dwellings on smaller sites within the built up area should fit well with the character of the area.
Summary: This policy is expected to have a significant positive impact on housing by promoting provision of smaller housing units and homes for older people according to identified needs. The policy is also anticipated to have minor positive impacts on character and heritage objectives.		

Policy FNP16 – Building Extensions Within and Outside the Built Up Area Boundary

Sustainability Objective	Score	Commentary
1. Homes	+	This policy permits extensions thus helping to ensure that everyone has the opportunity to live in a home of the appropriate size.
2. Landscape /open space	0	
3. Employment/ centres	+	Extensions may permit a business to expand, which would support the local economy. Where an extension is proposed within a settlement centre, this policy will help to ensure that the quality of the environment is protected or enhanced.
4. Transport/Air Quality	0	
5. Amenities	+	This policy permits the suitable extension of community facilities and other local amenities.
6. Biodiversity	0	
7. Character	++	The policy requires that extensions respect the context of the area which will help to protect and enhance the character.
8. Water Resources	0	
9. Flooding	0	
10. Energy efficiency	0	
11. Climate change	0	
12. Heritage	++	The policy requires that extensions respect the context of the area which will help to protect and enhance the character.
Summary: This policy is expected to have a significant positive impact on character by ensuring that all extensions respect the character of the area. It is also likely to have a minor positive impact on homes, employment and amenities by permitting the suitable extension of a range of building types.		

EMPLOYMENT POLICIES

Policy FNP17 – Land for Business		
a) Guildford Road Council Depot (0.95ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within an industrial area. No impact is anticipated.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	The site is located within an industrial area and is no impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	?	The site lies within Flood Zones 2 and 3 and therefore any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding and to protect the employment uses from the impacts of flooding.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape features which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would

		reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified; the nature of the business uses and the levels of traffic generation.		

Policy FNP17 – Land for Business b) Coxbridge Business Park (8.7ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	?	This is a brownfield site close to the Alton Road within open countryside. The site nestles on low land and the low building height minimizes the impact on the surrounding landscape. However, intensification of employment uses could result in a negative impact on the landscape and on the views from the road unless care is taken with the design of the development.
3. Employment/ centres	++	Retention or intensification of employment uses on this large site will have a positive impact on employment objectives.
4. Transport/Air Quality	-	Intensification of use would be likely to have a negative impact on air quality and traffic generation in this out of town location. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use would be likely to have a negative impact on air quality and traffic generation in this out of town location. The site does not have any biodiversity designations.
7. Character	0	The site is located within an industrial area and is no impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	?	The site lies within Flood Zone 3, high risk of flooding and therefore any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding and to protect the employment uses from the impacts of flooding.
10. Energy efficiency	-	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and

		have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a significant positive impact on employment/centres and minor negative impacts on transport/air quality and energy efficiency. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation.		

Policy FNP17 – Land for Business c) Riverside Industrial Park (0.6ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within the built up area. Provided that the existing low building height is retained no impact on the wider countryside or open space is anticipated. Development would provide opportunities to enhance the tree buffers.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	-	Intensification of use would be likely to have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA but feeds directly into it. An increase in traffic movements would have a negative impact on the AQMA. The site is in an accessible location via a variety of modes, adjoining the town centre.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	?	Development would offer the possibility of enhancing the landscaping and improving the appearance of the large parking areas, which could have a positive impact on character. The buildings are visible from surrounding residential areas, so any obtrusive buildings could harm the character of the area.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use. The site is close to the River Wey and it is critical to ensure that development will not reduce water quality in the River Wey.
9. Flooding	?	The site lies within Flood Zones 2 and 3 and therefore any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding and to protect the employment uses from the impacts of flooding.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings.

		However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on employment/centres and a minor negative impact on transport/air quality. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation. This is an accessible location close to the town centre but any increased traffic would impact on the AQMA.		

Policy FNP17 – Land for Business d) Riverside Business Park (0.3ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within the built up area. Provided that the existing low building height is retained, no impact on the wider countryside or open space is anticipated. Development would provide opportunities to enhance the tree buffers .
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	-	Intensification of use would be likely to have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA but feeds directly into it. An increase in traffic movements would have a negative impact on the AQMA. The site is in an accessible location via a variety of modes, adjoining the town centre.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	?	Development would offer the possibility of enhancing the tree buffer. The buildings are visible from surrounding residential areas, so any obtrusive buildings would harm the character of the area.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use. The site is close to the River Wey and it is critical to ensure that development will not reduce water quality in the River Wey.
9. Flooding	?	The site lies within Flood Zones 2 and 3 and therefore any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding and to protect the employment uses from the impacts of flooding.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact

		on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on employment/centres and a minor negative impact on transport/air quality. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation. This is an accessible location close to the town centre but any increased traffic would impact on the AQMA.		

Policy FNP17 – Land for Business e) Farnham Business Centre (0.5ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within an industrial area. Development would provide opportunities to enhance the tree buffers .
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA but feeds directly into it.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	The site is located within an industrial area. No impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	?	The site lies within Flood Zones 2 and 3 and therefore any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding and to protect the employment uses from the impacts of flooding.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would

		reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained intensified and the nature of the business uses and the levels of traffic generation.		

Policy FNP17 – Land for Business f) Hurlands Business Centre (0.53ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site adjoining other employment uses, residential development and open countryside. The business park nestles discretely amongst the housing and provided that the existing low building height is retained and the landscape buffer, no impact on the wider countryside or open space is anticipated. The site abuts the Strategic Gap and there is little scope for expansion.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large and there is little scope for expansion.
4. Transport/Air Quality	0	Intensification of use would be likely to have a negative impact on air quality and traffic generation but there is little scope for expansion or intensification on this site. The site is not within an AQMA
5. Amenities	0	No impact
6. Biodiversity	0	There are no biodiversity designations on this site. The existing impact is unlikely to change as little scope for intensification or extension of this business park.
7. Character	0	The low buildings blend with surrounding uses and complement the character of the residential area.
8. Water Resources	0	Existing impact unlikely to change as little scope for intensification or extension of this business park.
9. Flooding	0	The site is not within the floodplain.
10. Energy efficiency	0	Existing impact unlikely to change as little scope for intensification or extension of this business park.
11. Climate change	0	Existing impact unlikely to change as little scope for intensification or extension of this business park.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on employment/centres. All other impacts are not significant.		

Policy FNP17 – Land for Business
g) Farnham Trading Estate and Monkton Park (1.01ha)

Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within an industrial area. Development would provide opportunities to enhance the tree buffers. The site abuts the Strategic Gap so any extension of the site could have a negative impact on landscape. However retention or intensification would have little impact providing that the height of the buildings remained low on the urban/rural edge.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	No impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	0	The site is not in the floodplain.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing

		or intensified and if intensified whether this would reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained intensified and the nature of the business uses and the levels of traffic generation.		

Policy FNP17 – Land for Business h) Bourne Mill Business Park – rear part only (0.46ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within an industrial area. Development would provide opportunities to enhance the tree buffers and improve the appearance of the site.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	The site is located within an industrial area. No impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use will depend on the types of business use.
9. Flooding	?	The site lies within Flood Zones 2 and 3a and therefore any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding and to protect the employment uses from the impacts of flooding.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area

		and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation.		

Policy FNP17 – Land for Business i) Grove Bell Industrial Estate (0.99ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	?	This is a compact industrial development adjoining the road/railway line to the north and recreation open space and residential uses to the south and east. Despite the low building height, the units are quite prominent in views across the open space from the south east and any intensification of use on this site would have to be sympathetically designed and well screened to avoid a negative impact on landscape and open space.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	?	Insensitive development on this site could harm the residential character of areas to the south and east without careful design.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	0	The site is not in the floodplain.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and

		have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation.		

Policy FNP17 – Land for Business j) Farnham Business Park (Broadmede) (1.9ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is an office development outside the town centre that is well screened from surrounding countryside. No impact is anticipated provided that the existing screening is retained or enhanced, any new development is of suitable height and does not extend the site.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	No impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	?	The site is not within a flood zone.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area

		and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained intensified and the nature of the business uses and the levels of traffic generation.		

Policy FNP17 – Land for Business k) Hones Yard, Waverley Lane (0.38ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a compact development adjoining railway line and residential areas. The development has no impact on the rural landscape or open space.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA and is located next to a railway station which should have a positive impact on transport objectives.
5. Amenities	0	No impact
6. Biodiversity	0	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations and is well screened by vegetation.
7. Character	0	The site is located in a built up area. The site is well screened.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	0	The site is not in the floodplain.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.

12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation.		

Policy FNP17 – Land for Business I) Abbey Business Park (1.4ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	Site surrounded by woodland and agricultural land. No impact provided that woodland is protected.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives..
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	0	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	No impact is anticipated
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	0	The site is not in a Flood Zone.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on employment/centres.. However, several of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation.		

Policy FNP17 – Land for Business m) Century Farm, Badshot Lea (0.61ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is small rural light industrial site on agricultural land. The development retains the character of the rural lane and does not have a negative impact on surrounding countryside. No impact is anticipated provided that the existing screening is retained or enhanced, any new development is of suitable scale, respects the rural location and does not extend the site which lies in the Strategic Gap.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic on a rural lane but this is likely to be minor. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will be likely to be minor. The site does not have any biodiversity designations.
7. Character	0	The site is located in a rural area.
8. Water Resources	0	Small scale development on this site is unlikely to impact on water resources.
9. Flooding	0	The site is not in a Flood Zone.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	0	Small scale development, sensitive to the location is unlikely to have a significant impact on climate change.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on employment/centres. Any development that is sensitive to the rural location is unlikely to have a significant impact on other objectives.		

Policy FNP17 – Land for Business n) The Factory, Crondall Lane (0.5ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	?	This is a rural development of offices and light industrial uses surrounded by open countryside. The attractive building is low in height with a varied roofline which reduces its scale in the landscape. The site is bordered by trees, sits well in the landscape and has a positive impact. However any intensification would have to ensure that the existing screening is retained or enhanced, any new development is of suitable height and sympathetic design and does not extend the site, otherwise it would have a negative impact in this rural location.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. This site provides local employment opportunities in a rural area.
4. Transport/Air Quality	?	Given the location, intensification of use may have a negative impact on air quality and traffic generation on rural roads but this would depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	0	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations and is well screened by vegetation.
7. Character	0	The site is located in a rural area and is well screened.
8. Water Resources	0	No impact anticipated.
9. Flooding	0	The site is not in the floodplain.
10. Energy efficiency	?	If intensification or changes of use generated increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation and traffic.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation.		

Policy FNP17 – Land for Business o) Bridge Court, Wrecclesham (0.41ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is an office development outside the town centre that fits well with surrounding development. No impact is anticipated.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Any intensification of use may have a negative impact on air quality and traffic generation but it is anticipated that this recent development would not be significantly altered in the Plan period. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	0	No impact is anticipated provided that existing vegetation is retained.
7. Character	0	No impact is anticipated.
8. Water Resources	0	No increased pressure on water resources is anticipated.
9. Flooding	0	The site is not within the floodplain.
10. Energy efficiency	0	If intensification increased motorized traffic this would have a negative impact on carbon use. However, it is anticipated that this recent development would not be significantly altered in the Plan period.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on employment/centres. This site has been assessed on the basis that, as a recent development, it is unlikely to be significantly altered in the Plan period.		

Policy FNP17 – Land for Business p) St Paul's House, East Street (0.05ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within the urban centre. No impact is anticipated.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site feeds directly into AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	No impact is anticipated.
8. Water Resources	0	No increased pressure on water resources is anticipated.
9. Flooding	0	The site is not within the floodplain.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape features which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified; the nature of the business uses and the levels of traffic generation.		

Policy FNP17 – Land for Business q) St Stephen's House, East Street (0.07ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within the urban centre. No impact is anticipated.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site feeds directly into AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	No impact is anticipated.
8. Water Resources	0	No increased pressure on water resources is anticipated.
9. Flooding	0	The site is not within the floodplain.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape features which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified; the nature of the business uses and the levels of traffic generation.		

Policy FNP17 – Land for Business r) Millenium Centre (0.91ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within the urban area. No impact is anticipated.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	No impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	?	The site lies within Flood Zone 2 and therefore any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding and to protect the employment uses from the impacts of flooding.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape features which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.

Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified; the nature of the business uses and the levels of traffic generation.

Policy FNP17 – Land for Business s) Headway House (0.66ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within the urban area. No impact is anticipated.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	No impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	?	The site lies within Flood Zone 2 and a small part in Flood Zone 3 and therefore any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding and to protect the employment uses from the impacts of flooding.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape features which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.

Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified; the nature of the business uses and the levels of traffic generation.

Policy FNP18 – Business Site Allocation - Land at Water Lane, Farnham (Gross Area: 4.9ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	This site adjoins a sewage works and would not be suitable for residential development.
2. Landscape /open space	0	This is a greenfield site but being located between an industrial area and sewage works it does not have high landscape value. This area of scrubland is well screened by vegetation from surrounding roads. The policy requires existing landscape features to be retained and enhanced to provide a landscape framework and screening.
3. Employment/ centres	+	This is a relatively large site but its location next to a sewage works would limit its attractiveness to certain employment uses. This is an out of centre site but it would be unlikely to attract businesses that would affect the viability of town centre business. The employment potential of this site is uncertain but likely to be positive.
4. Transport/Air Quality	-	A new employment area outside the town centre, would increase motorized road traffic and hence air pollution. However, the significance of the traffic impact would depend on the types of business.
5. Amenities	0	No impact
6. Biodiversity	0	The site is not designated for biodiversity value.
7. Character	0	The site is well-screened and further landscaping would be required if the site was developed. Given the nature of the neighbouring uses, this development would be unlikely to harm the character of the area.
8. Water Resources	-	Development of a greenfield site will reduce natural drainage. There are no surface water features on the site.
9. Flooding	0	The site is not in the floodplain. However, any development will reduce natural drainage.
10. Energy efficiency	-	New premises are required to be energy efficient and to incorporate renewable energy measures. However, the proposal is likely to generate increased motorized traffic which would have a negative impact on carbon use.
11. Climate change	-	Development of this site would increase motorized traffic and reduce vegetation cover which would increase carbon emissions and reduce carbon sinks. Development of a greenfield site would reduce natural drainage and have a negative impact on green networks for species migration.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.

Summary: This policy may have a minor positive impact on employment/centres. However, as a greenfield site it is likely to have minor negative impacts on a range of sustainability objectives.

Policy FNP19 - Enterprise and Incubation Hub at the University of the Creative Arts		
Sustainability Objective	Score	Commentary
1. Homes	0	No impact.
2. Landscape /open space	0	Policy requirements to comply with other Neighbourhood Plan Review policies should ensure that development does not have a negative impact on this objective.
3. Employment/ centres	+	Likely positive impact through permitting a specialist high tech industry close to the centre of town.
4. Transport/Air Quality	?	Intensification or creation of business premises is likely to increase motorized road traffic and hence air pollution. The campus is close to the town centre with a range of transport options. The impact would depend on whether the use generates significant road traffic.
5. Amenities	+	This policy may have a positive impact in providing a better quantity, quality and range of local facilities/services.
6. Biodiversity	0	The site is not designated for biodiversity value.
7. Character	0	Policy requirements to comply with other Neighbourhood Plan Review policies should ensure that development does not have a negative impact on this objective.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	0	The site is not within the floodplain.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	-	Development of this site would increase motorized traffic and reduce vegetation cover which would increase carbon emissions and reduce carbon sinks. Development of a greenfield site would reduce natural drainage and have a negative impact on green networks for species migration.
12. Heritage	0	The site is not located within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: This policy is expected to have a minor positive impact on employment/centres and amenity but a minor negative impact on climate change. There is generally no impact on sustainability objectives and some of the impacts are uncertain.		

Policy FNP20 – Rural Buildings for Business and Tourist Use		
Sustainability Objective	Score	Commentary
1. Homes	?	Possible negative impact if the proposal involves a change of use from housing. Otherwise no impact.
2. Landscape /open space	?	Possible negative impact if the proposal is for a new building on a greenfield site representing a loss of open space. The accompanying text indicates how the cumulative impact of this policy with policies FNP1; FNP10 and FNP12 should prevent harm to the landscape and coalescence of settlements. New development on previously developed land may have a positive impact by creating opportunities to enhance derelict or low quality buildings and landscaping.
3. Employment/ centres	+	Likely positive impact through permitting modern, diversified business and tourism premises in rural areas. Limited possible negative impact through permitting out of centre developments that could have a harmful impact on town centre businesses due to the scale and type of business anticipated.
4. Transport/Air Quality	?	Intensification or creation of business premises in less accessible out of town areas is likely to increase motorized road traffic and hence air pollution. However, a strengthening and diversifying the local economy could help to reduce journey distances as a better range of facilities and commodities would be available in the immediate area. The impact would depend on the non-car accessibility of the location and whether the use generates significant road traffic.
5. Amenities	+	This policy may have a positive impact in providing a better quantity, quality and range of local facilities/services. The policy ensures that there will be no harm to amenities of local residents. Possible negative impact if out-of-town provision has a harmful impact on town centre amenities.
6. Biodiversity	?	New or intensified business uses in the countryside are likely to have a negative impact on biodiversity, particularly if they are on greenfield sites. However, the cumulative impact of this policy with Policy FNP13 should prevent harm to biodiversity and may provide opportunities to enhance the biodiversity value of the site.
7. Character	+	The policy prevents any harm to the character and appearance of the countryside. The proposals may enhance the setting of the town and Conservation Areas.
8. Water Resources	?	The impact will depend on the location and hydrology of each site and the proposed use.

9. Flooding	?	The impact will depend on the location and hydrology of each site and the proposed use.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	This will depend on the traffic implications of the scheme and whether it involves development of a previously greenfield site (thus reducing vegetation that acts as a carbon sink and natural drainage)
12. Heritage	?	This will depend on whether the proposal is within the Old Church Lane Conservation Area or its setting; the setting of the Town Centre or Wrecclesham Conservation Area or directly involves a Listed Building or Building of Merit. It will also depend on the design and use of the proposal.
Summary: This policy is expected to have a minor positive impact on employment/centres, amenities and character. However, many of the impacts are uncertain depending on the location, former and proposed uses and size of development proposed. The traffic generation of the proposed scheme and any loss of greenfield land are particular issues.		

TOWN CENTRES AND LOCAL CENTRES POLICIES

Policy FNP21 - East Street, South Street and Dogflud Way		
Sustainability Objective	Score	Commentary
1. Homes	+	The scheme should include residential development. This might suit the smaller units and student accommodation for which there is an identified need in the town.
2. Landscape /open space	+	Redevelopment of this site should enhance the landscaping and improve the quality of the public realm in accordance with policy.
3. Employment/ centres	++	Redevelopment of this site would enhance the range and quantity of retail offer in the town centre. It could enhance the quality of the environment, contributing to the centre's attractiveness to business and visitors and enhancing the historic character of the conservation area.
4. Transport/Air Quality	+	This site is in an accessible town centre location with good pedestrian and public transport access. Residents will have good access by foot to all the town centre amenities. The site abuts the Air Quality Management Area and so it is important that redevelopment should incorporate mitigation measures to reduce impact on air quality to an acceptable level in accordance with Policy FNP30. Redevelopment offers the possibility of increasing soft landscaping on the site which would benefit air quality and of enhancing pedestrian networks.
5. Amenities	+	Redevelopment offers the potential to increase the range and quality of retail and other services in the town centre. Residents will have good pedestrian access to all the town centre amenities.
6. Biodiversity	0	There is some potential to increase the soft landscaping on site which might have a minor positive impact on biodiversity.
7. Character	++	This site directly adjoins the town centre conservation area and currently harms the setting of the conservation area. Redevelopment with a high quality sensitively designed scheme would significantly improve the setting of the conservation area and the character of the town centre in accordance with the policy.
8. Water Resources	0	There is the possibility of incorporating soft landscaping which would improve natural drainage
9. Flooding	0	There is the possibility of incorporating soft landscaping which would improve natural drainage.
10. Energy efficiency	+	Provided that the redevelopment does not generate additional car trips, there should be a positive impact on energy efficiency as the site is in an accessible town centre location which promotes

		sustainable modes of transport having a positive impact on carbon use. The new development should be more energy efficient than the current buildings and could incorporate renewable energy technology.
11. Climate change	+	The redevelopment would be likely to be more energy efficient, use renewable energy and promote sustainable modes of transport, all of which reduce carbon use. If the development incorporated soft landscaping and SuDS, this would benefit air quality, local cooling and natural drainage.
12. Heritage	++	This is in a sensitive location, close to the conservation area and offers significant opportunities to enhance the setting of the conservation area. The policy seeks the retention of a Building of Local Merit or its façade.
Summary: This policy is expected to have significant positive impacts on employment/centres, character and heritage and minor positive impacts on a range of objectives. No negative impacts are anticipated provided that the scheme does not generate additional motorized traffic in the air quality management area. The cumulative impact with Policy FNP30 should ensure that this does not happen.		

Policy FNP22 - The Woolmead		
Sustainability Objective	Score	Commentary
1. Homes	++	Redevelopment should include 100 dwellings. This might suit the smaller units and student accommodation for which there is an identified need in the town.
2. Landscape /open space	+	Redevelopment of this site should enhance the landscaping and improve the quality of the public realm in accordance with policy.
3. Employment/ centres	++	Redevelopment of this site would enhance the range and quantity of retail offer in the town centre. It could enhance the quality of the environment, contributing to the centre's attractiveness to business and visitors and enhancing the historic character of the conservation area.
4. Transport/Air Quality	+	This site is in an accessible town centre location with good pedestrian and public transport access. Residents will have good access by foot to all the town centre amenities. The site is within the Air Quality Management Area and so it is important that redevelopment should incorporate mitigation measures to reduce impact on air quality to an acceptable level in accordance with Policy FNP30. Redevelopment offers the possibility of increasing soft landscaping on the site which would benefit air quality and of enhancing pedestrian networks.
5. Amenities	+	Redevelopment offers the potential to increase the range and quality of retail and other services in the town centre. Residents will have good pedestrian access to all the town centre amenities.
6. Biodiversity	0	There is some potential to increase the soft landscaping on site which might have a minor positive impact on biodiversity.
7. Character	++	This site directly adjoins the town centre conservation area and currently harms the setting of the conservation area. Redevelopment with a high quality sensitively designed scheme in accordance with policy would significantly improve the setting of the conservation area and the character of the town centre.
8. Water Resources	0	There is the possibility of incorporating soft landscaping and which would improve natural drainage
9. Flooding	0	There is the possibility of incorporating soft landscaping which would improve natural drainage.
10. Energy efficiency	+	Provided that the redevelopment does not generate additional car trips, there should be a positive impact on energy efficiency as the site is in an accessible town centre location which promotes sustainable modes of transport having a positive impact on carbon use. The new development

		should be more energy efficient than the current buildings and could incorporate renewable energy technology.
11. Climate change	+	The redevelopment would be likely to be more energy efficient, use renewable energy and promote sustainable modes of transport, all of which reduce carbon use. If the development incorporated soft landscaping and SuDS, this would benefit air quality, local cooling and natural drainage.
12. Heritage	++	This is in a sensitive location, close to the conservation area and offers significant opportunities to enhance the setting of the conservation area.
Summary: This policy is expected to have significant positive impacts on employment/centres, character and heritage and minor positive impacts on a range of objectives. No negative impacts are anticipated provided that the scheme does not generate additional motorized traffic in the air quality management area. The cumulative impact with Policy FNP30 should ensure that this does not happen.		

Policy FNP23 – Farnham Town Centre		
Sustainability Objective	Score	Commentary
1. Homes	?	This policy may occasionally prevent conversion to residential use from other uses.
2. Landscape /open space	0	
3. Employment/ centres	++	This policy seeks to retain the retail function of the town centre and the range of uses which contribute to its strength and attractiveness. It seeks to retain a range of types and sizes of premises and to retain hotel accommodation which supports the vibrancy of the tourism sector. However, it is not over-prescriptive, so should have sufficient flexibility to allow the centre to adapt to changing trends.
4. Transport/Air Quality	+	Policy FNP30 should help to ensure that changes in use do not have a negative impact on traffic generation or air quality in the town centre. Retention of the range of retail premises and other amenities in the town centre may reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. The compact nature of the town centre encourages walking
5. Amenities	++	The policy seeks to retain/enhance the range of amenities in the town centre.
6. Biodiversity	0	
7. Character	++	Retention of the historic shopping streets, the range of traditional town centre uses and the small units will help to retain the character of the conservation area and the wider town centre.
8. Water Resources	0	
9. Flooding	0	
10. Energy efficiency	+	Retention of the range of retail premises and other amenities in the town centre may reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. The compact nature of the town centre encourages walking.
11. Climate change	+	Retention of the range of retail premises and other amenities in the town centre may reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. The compact nature of the town centre encourages walking.
12. Heritage	++	Retention of the historic shopping streets, the range of traditional town centre uses and the small

		units will help to retain the character of the conservation area.
Summary: This policy is expected to have significant positive impacts on employment/centres , amenities, heritage and character and minor positive impacts on energy efficiency and climate change. No negative impacts are anticipated provided that changes of use do not generate additional motorized traffic in the air quality management area. The cumulative impact with Policy FNP30 should ensure that this does not happen.		

Policy FNP24 - Neighbourhood Centres		
Sustainability Objective	Score	Commentary
1. Homes	0	This policy may prevent conversion to residential use from other uses but should not create a net loss of residential units.
2. Landscape /open space	0	
3. Employment/ centres	++	This policy seeks to retain the function of neighbourhood centres and local employment.
4. Transport/Air Quality	+	Retention of retail premises and other amenities in neighbourhood centres should reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. Local provision of everyday services encourages walking and cycling.
5. Amenities	++	The policy seeks to retain/enhance the range of amenities in neighbourhood centres.
6. Biodiversity	0	
7. Character	++	Retention of the traditional neighbourhood centres serving Farnham's neighbourhoods should contribute to retaining their individual character and sense of place.
8. Water Resources	0	
9. Flooding	0	
10. Energy efficiency	+	Retention of the range of retail premises and other amenities in neighbourhood centres may reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. Local provision of everyday services encourages walking and cycling.
11. Climate change	+	Retention of the range of retail premises and other amenities in neighbourhood centres may reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. Local provision of everyday services encourages walking and cycling.
12. Heritage	+	Wrecchesham Neighbourhood Centre overlaps in part with the Conservation Area and some Neighbourhood Centres contain Buildings of Merit and therefore the retention of neighbourhood centres should contribute to retaining their character and historic buildings within them.
Summary: This policy is expected to have significant positive impacts on employment/centres, amenities, character and heritage and minor positive impacts on transport, energy efficiency and climate change. No negative impacts are anticipated.		

Policy FNP25- Public Houses		
Sustainability Objective	Score	Commentary
1. Homes	0	This policy may prevent conversion of public houses to residential use but should not create a net loss of residential units.
2. Landscape /open space	0	
3. Employment/ centres	+	This policy seeks to retain a use which provides employment opportunities.
4. Transport/Air Quality	+	Retention of public houses dispersed throughout the town should reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. Local provision of everyday services encourages walking and cycling.
5. Amenities	+	The policy seeks to retain/enhance local facilities.
6. Biodiversity	0	
7. Character	+	Retention of public houses should contribute to retaining the character of an area.
8. Water Resources	0	
9. Flooding	0	
10. Energy efficiency	+	Retention of local public houses may reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. Local provision of everyday services encourages walking and cycling.
11. Climate change	+	Retention of local public houses may reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. Local provision of everyday services encourages walking and cycling.
12. Heritage	+	Some public houses in the Plan area are Listed Buildings or Buildings of Merit and retention of public houses should contribute to retaining their character.
Summary: This policy is expected to have minor positive impacts on employment/centres, transport, amenities, character, heritage, energy efficiency and climate change. No negative impacts are anticipated.		

LEISURE AND WELLBEING POLICIES

Policy FNP26 – Sports Pitches		
Sustainability Objective	Score	Commentary
1. Homes	0	No impact
2. Landscape /open space	++	This policy would provide additional sports pitches and supplementary landscaping. New development would contribute to this provision.
3. Employment/ centres	0	
4. Transport/Air Quality	?	The retention and provision of green open space enhances air quality and may provide opportunities for promoting non-motorised transport. The amount of use of cars or coaches by players and supporters would determine any negative impacts.
5. Amenities	+	This policy ensures that residents have additional sports pitch provision in association with new development.
6. Biodiversity	+	This policy would provide additional sports pitches and supplementary landscaping which may provide opportunities for biodiversity.
7. Character	+	Green spaces contribute to the character of the town and to its setting.
8. Water Resources	+	New green spaces encourage natural drainage and help to protect the quality of surface water features within them.
9. Flooding	+	New green spaces encourage natural drainage thereby helping to reduce the incidence and severity of flooding.
10. Energy efficiency	?	The amount of use of cars or coaches by players and supporters would determine any negative impacts.
11. Climate change	+	New green open space would promote natural drainage, reduce the risk of flooding, assist carbon capture/air quality and assist species migration.
12. Heritage	+	Green spaces contribute to the character of the designated conservation areas and their setting and the setting of listed buildings.
Summary: This policy is expected to have a significant positive impact on landscape/open space. It is expected to have a range of minor positive impacts and no negative impacts.		

Policy FNP27 - Public Open Space		
Sustainability Objective	Score	Commentary
1. Homes	0	No impact
2. Landscape /open space	++	This policy would help to ensure that new residential developments have good access to open space and play areas. New development would contribute to the creation/enhancement of open space. The policy also protects existing open space or requires replacement.
3. Employment/ centres	+	The retention or provision of high quality green open space will benefit tourism by providing opportunities for sports and recreation and enhancing the green character and setting of the town.
4. Transport/Air Quality	+	The retention and provision of green open space enhances air quality and may provide opportunities for promoting non-motorised transport.
5. Amenities	++	This policy ensures that residents have continued and enhanced access to good quality open space providing leisure and sporting opportunities.
6. Biodiversity	+	Retention and enhancement of green open space is beneficial to biodiversity, particularly if the green spaces are interconnected.
7. Character	+	Green spaces contribute to the character of the town and to its setting.
8. Water Resources	+	Retention and enhancement of green spaces encourages natural drainage and helps to protect the quality of surface water features within them.
9. Flooding	+	Retention and enhancement of green spaces encourages natural drainage thereby helping to reduce the incidence and severity of flooding.
10. Energy efficiency	?	This policy, particularly if the green spaces are inter-connected, may encourage walking and cycling, thus reducing reliance on motorized transport.
11. Climate change	+	New or enhanced green open space would promote natural drainage, reduce the risk of flooding, assist carbon capture/air quality and assist species migration.
12. Heritage	+	Green spaces contribute to the character of the designated conservation areas and their setting and the setting of listed buildings.
Summary: This policy is expected to have a significant positive impact on landscape/open space and amenities. It is expected to have a range of minor positive impacts and no negative impacts.		

Policy FNP28 - Indoor Sports Facilities		
Sustainability Objective	Score	Commentary
1. Homes	0	No impact
2. Landscape /open space	0	No impact
3. Employment/ centres	+	The retention and new provision of indoor sports facilities could benefit employment and tourism.
4. Transport/Air Quality	+	The retention and provision of local indoor sports facilities could reduce the need to travel to more distant facilities which has a positive impact on the number and length of motorized journeys.
5. Amenities	+	This policy seeks to ensure that residents continue to have good access to indoor sporting facilities.
6. Biodiversity	0	No significant impact expected unless new facilities are built on greenfield sites.
7. Character	+	Retention of community halls and schools should contribute to retaining the character of an area.
8. Water Resources	0	
9. Flooding	0	
10. Energy efficiency	+	The retention and provision of local indoor sports facilities could reduce the need to travel to more distant facilities which has a positive impact on carbon use.
11. Climate change	+	The retention and provision of local indoor sports facilities could reduce the need to travel to more distant facilities which has a positive impact on carbon use.
12. Heritage	0	
Summary: This policy is expected to have minor positive impacts on employment/centres, transport/air quality, amenities, character, energy efficiency and climate change.		

Policy FNP 29 – Cultural Facilities		
Sustainability Objective	Score	Commentary
1. Homes	0	
2. Landscape /open space	0	
3. Employment/ centres	+	Retention and enhancement of cultural attractions will benefit tourism.
4. Transport/Air Quality	+	Retaining and enhancing local cultural attractions in the local area should reduce the need to travel to more distant facilities which should have a positive impact on the number and length of motorized journeys and encourage more sustainable modes including walking and cycling.
5. Amenities	+	This policy should ensure local, accessible provision of cultural attractions and facilities.
6. Biodiversity	0	
7. Character	+	This policy is expected to encourage the retention of some historic cultural buildings which contribute to the character of the town and the conservation area.
8. Water Resources	0	
9. Flooding	0	
10. Energy efficiency	+	The retention and provision of cultural facilities could reduce the need to travel to more distant facilities which has a positive impact on carbon use.
11. Climate change	+	The retention and provision of local indoor sports facilities could reduce the need to travel to more distant facilities which has a positive impact on carbon use.
12. Heritage	+	This policy encourages the retention of historic cultural buildings which are Listed Buildings or Buildings of Merit and contribute to the heritage of the area.
Summary: This policy is expected to have a range of positive impacts and no negative impacts.		

LOCAL INFRASTRUCTURE POLICIES

Policy FNP30 - Transport Impact of Development		
Sustainability Objective	Score	Commentary
1. Homes	0	No impact.
2. Landscape /open space	+	This policy would improve access to public open space by a variety of modes.
3. Employment/ centres	+	Proposals to limit or reduce traffic congestion within Farnham town centre would enhance the quality of the town centre environment which would increase its attractiveness as a place to live, work and visit. Enhancement of foot, cycle and public transport networks would increase the accessibility of the town and local centres for those without access to a car.
4. Transport/Air Quality	++	The policy should have a significant effect in reducing traffic congestion and pollution and in encouraging non-motorised modes of transport.
5. Amenities	+	This policy should ensure that new development provides opportunities to enhance access to local facilities.
6. Biodiversity	+	The impact will depend on whether new footpaths/cycleways are constructed as green corridors with significant vegetation. If so, a number of positive impacts could be expected in creating linear habitats, connecting fragmented habitats, increasing vegetation which acts as a carbon sink and reduces air pollution. Reductions in traffic congestion and encouragement of more sustainable modes of transport should improve air quality which may have a positive impact on biodiversity. Controlling traffic increases on rural lanes whilst conserving their character, could also benefit wildlife.
7. Character	+	Reducing the harmful impact of traffic congestion in the town centre, including noise and air pollution, would have a positive impact on the character of the town. This policy would also help to conserve the character of rural lanes.
8. Water Resources	?	Enhanced cycle and pedestrian networks could possibly, if in the form of green corridors, have a benefit on assisting natural drainage and preserving water quality. However, hard surfacing would not have this impact.
9. Flooding	?	Enhanced cycle and pedestrian networks could possibly, if in the form of green corridors, have a benefit on assisting natural drainage. However, hard surfacing would not have this impact.

10. Energy efficiency	+	Reducing reliance on motorized transport and encouraging sustainable modes would have a positive impact on carbon use. Improving access to local facilities by sustainable modes would reduce reliance on the car.
11. Climate change	+	Reducing reliance on motorized transport and encouraging sustainable modes would have a positive impact on carbon use. If footpaths/cycleways were installed as green corridors, the vegetation would act as a carbon sink, have a local cooling effect and assist natural drainage, thus reducing the risk of flooding. Green corridors can also assist in species migration.
12. Heritage	+	Reducing the harmful impact of traffic congestion in the town centre conservation area.
Summary: This policy is expected to have a significant positive impact on transport and air quality by ensuring that new development does not exacerbate the current traffic congestion issues in Farnham town centre. It would be expected to have a minor positive impact on a broad range of sustainability objectives and no negative impacts.		

Policy FNP31 – Water and Sewage Infrastructure Capacity		
Sustainability Objective	Score	Commentary
1. Homes	0	The policy allows development which increases the demand for off-site water and wastewater infrastructure where sufficient capacity already exists or extra capacity can be provided in time to serve the development and the water company does not expect this to be an overriding constraint.
2. Landscape /open space	0	No impact
3. Employment/ centres	?	The policy allows development which increases the demand for off-site water and wastewater infrastructure where sufficient capacity already exists or extra capacity can be provided in time to serve the development and the water company does not expect this to be an overriding constraint.
4. Transport/Air Quality	0	No impact
5. Amenities	+	This policy should, where necessary, result in extra off-site water and wastewater infrastructure capacity to serve development to ensure that the amenity of local residents is not adversely affected.
6. Biodiversity	+	The policy should ensure that water resources are not depleted and this may have a beneficial impact on water-dependent habitats.
7. Character	0	No impact
8. Water Resources	++	The policy should help achieve sustainable water resource management.
9. Flooding	?	Extraction of surface water may reduce the incidence of flooding.
10. Energy efficiency	0	No impact
11. Climate change	+	The policy should help achieve sustainable water resource management which will be increasingly necessary to prepare the community for climate change.
12. Heritage	0	No impact
Summary: This policy is expected to have a significant positive impact on water resources and a minor beneficial effect on amenities, biodiversity and climate change with no negative impacts.		

Policy FNP32 - Securing Infrastructure		
Sustainability Objective	Score	Commentary
1. Homes	0	The policy allows development which provides for the necessary social, physical and green infrastructure needed to support the proposed development and it is not anticipated that this would provide an overriding constraint to development.
2. Landscape /open space	+	This policy would help to ensure that new residential developments have good access to open space and play areas. New development would contribute to the creation/enhancement of open space.
3. Employment/ centres	+	This policy could have a positive impact on town centres by supporting the provision of new infrastructure and facilities and improving the quality of the environment.
4. Transport/Air Quality	+	Contributions could be used for road improvements and to create/enhance sustainable transport networks. This could have a positive impact on traffic congestion and air quality.
5. Amenities	+	Contributions could be used to provide new local amenities and to improve access to existing facilities.
6. Biodiversity	+	Contributions will be required for SANG and monitoring. Contributions could create/upgrade green open spaces which could have biodiversity impacts. Any transport initiatives that reduced disturbance and air pollution caused by traffic could potentially have a beneficial impact on biodiversity.
7. Character	?	The impact will depend on the schemes proposed but transport initiatives that reduce traffic congestion could have a positive impact on character. Enhancements/creation of open space could also benefit character.
8. Water Resources	?	Contributions could be used towards creating more sustainable sources of water supply and reducing abstraction.
9. Flooding	+	Contributions could be used to address flooding issues and to create green open space which would promote natural drainage.
10. Energy efficiency	+	Contributions used to implement transport schemes to reduce traffic congestion and reducing the number and length of motorized trips would benefit energy efficiency. Contributions could also be made towards installing renewable energy schemes.
11. Climate change	+	This policy could assist in raising contributions towards sustainable transport schemes that would reduce carbon use/air pollution. It could also contribute towards renewable energy schemes. New or enhanced green open space would

		promote natural drainage, reduce the risk of flooding, assist carbon capture/air quality and assist species migration.
12. Heritage	?	The impact will depend on the schemes proposed but transport initiatives that reduce traffic congestion could have a positive impact on character of the Town Centre conservation area in particular. Environmental enhancements could also benefit heritage assets and their setting.
Summary: This policy is expected to have a range of positive impacts and no negative impacts. The significance of the positive impacts will depend on the type of schemes that are implemented and their timeliness. Any delays in implementing infrastructure improvements could lead to temporary negative impacts on the sustainability of development.		

Appendix 3: Sustainability Appraisal/ Strategic Environmental Assessment of submitted housing sites not included in the Regulation 14 Neighbourhood Plan Review

In preparing this Sustainability Appraisal Report, a matrix was prepared for each site considered for inclusion in the draft Neighbourhood Plan Review assessing its likely impact on the 11 Sustainability Objectives. The expected impacts were recorded as follows:

--	Significant negative impact	?	Uncertain impact
-	Minor negative impact	+	Minor positive impact
0	No significant impact	++	Significant positive impact

HOUSING OPTIONS

WBC Ref	Site Location
N/A	Randalls, off Crondall Lane, Farnham
N/A	Land to rear of The Dairy Studio, Runfold St Georges, Farnham
N/A	Land to the north of Wrecclesham Hill, adjoining Comleys Surrey Sawmill, 70 Wrecclesham Hill, Wrecclesham, Farnham
N/A	Land at Pear Tree Lane (Extension of 546/FNP14g, West of Swtichback Lane), Rowledge, Farnham
N/A	Land at Northbrook Park, Farnham
25	Land west of Badshot Lea
27	Land to the East of Badshot Lea (Low Lane – bottom half of site 615)
30	10 Acre Walk, Clifton Close, Rowledge
332	Land off Waverley Lane (Compton Fields)
333	Land at 35 Frensham Vale, Lower Bourne
343	Land at Stockwood Way, Farnham (Parcel B)
381	Land South of Badshot Lea - Consortium
461	Land to the rear of 48 Wrecclesham Hill, Farnham
475	Land at St. Georges Road, Badshot Lea
564	Century Farm, Green Lane, Badshot Lea
579	Land at Fullers Road, Rowledge Farnham
590	1 Tongham Road, Farnham
615	Land to the East of Badshot Lea (Land east of Low Lane)
644	Land at Cedar House, Byworth Road
655	Wrecclesham Farm Buildings, Echo Barn Lane, Farnham
656	Wrecclesham Farm Nursery, Echo Barn Lane, Farnham
657	Land to the south of Monkton Lane
663	Land at Tongham Road, Runfold
679	Part of 30 Frensham Vale, Lower Bourne, Farnham
679	30 Frensham Vale, Lower Bourne, Farnham
680	Monkton Farm, Monkton Lane, Farnham
693	Land at Hale Road, Farnham (Green Burial Site)
696	Land South of Frensham Vale Road
701	Land at Lavender Lane, Farnham
715	Land at Burnt Hill Road, Farnham
716	13 Upper Old Park Lane, Farnham
723	Hawthorn Farm, Rowledge
727	Land to rear of Three Stiles Road
843	1 Hillside Road
854	Land at Low Lane, Badshot Lea
892	Hawthorns, Bells Piece, Hale Road, Farnham GU9 9RL
918	Land West of Folly Hill, Farnham
963	Land at Manley Bridge Farm, Manley Bridge Road, Rowledge
974	Holt Pound Farm, Wrecclesham Hill, Farnham
996	Land to the south of Oast House Lane, Farnham

Randalls, off Crondall Lane, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would contribute to new dwellings.
2. Landscape /open space	-	This is an area of high landscape sensitivity and medium landscape value quality and medium sensitivity landscape. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is a significant distance from services and a bus stop. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has poor access to a range of services and public transport.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5km of the Thames Basin Heaths SPA and on-site SANG provision is not feasible so contribution towards SANG is required to prevent any harm to the SPA through increased disturbance.
7. Character	-	The site is within the North West Farnham Character Area but in an isolated countryside setting.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Development of a greenfield site will reduce natural drainage.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and existing flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on homes but a minor negative impact on landscape, character; transport, amenities, water resources, energy efficiency and climate change.		

Land to rear of The Dairy Studio, Runfold St Georges, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would contribute to new dwellings.
2. Landscape /open space	- -	This site is within an area of high landscape value and high landscape sensitivity. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is not located close to services or public transport. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has poor access to a range of services and public transport.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5km of the Thames Basin Heaths SPA and on-site SANG provision is not feasible so contribution towards SANG is required to prevent any harm to the SPA through increased disturbance.
7. Character	-	The site is within the Weybourne and Badshot Lea Character Area but in an isolated countryside setting.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding, but adjoins Flood Zone 2. Development of a greenfield site will reduce natural drainage.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and existing flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	-	The site would have an impact on a Listed Building.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on homes but a significant negative impact on landscape and a minor negative impact on transport, amenities, character, water resources, energy efficiency, climate change and heritage.		

Land to the north of Wrecclesham Hill, adjoining Comleys Surrey Sawmill, 70 Wrecclesham Hill, Wrecclesham, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would contribute to new dwellings.
2. Landscape /open space	- -	The site is within an area of medium landscape value and medium landscape sensitivity prominently located at the entrance to the town There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site has good access to a neighbourhood centre and to bus services. The site is not within the AQMA. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Loss of green open space may have a negative impact on air quality.
5. Amenities	+	The site has good access to a neighbourhood centre and to bus services. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI or SNCI but does adjoin ancient woodland. The site is within 5km of the Thames Basin Heaths SPA and on-site SANG provision is not feasible so contribution towards SANG is required to prevent any harm to the SPA through increased disturbance.
7. Character	-	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. The site is within the Wrecclesham Character Area but development would extend the town edge and would not retain or enhance the character of the Wrecclesham area.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Development of a greenfield site will reduce natural drainage.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and existing flood risk may become more severe as the climate changes. Tree planting could help to retain

		air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on homes but a significant negative impact on landscape and a minor negative impact on transport, water resources, character, energy efficiency and climate change.		

Land at Pear Tree Lane (Extension of 546/FNP14g, West of Switchback Lane), Rowledge, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would contribute to new dwellings.
2. Landscape /open space	-	This is an area of medium landscape value and medium landscape sensitivity within the defined countryside. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. However, this site is close to a neighbourhood centre and has reasonable access to bus services. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality, but the Policy requires the retention of landscape which will help to retain air quality.
5. Amenities	+	The site has good access to local shops and services and public transport. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI (although close by) or ancient woodland and is not within a BOA. The site is not within 5km of the Thames Basin Heaths SPA and SANG provision is not required.
7. Character	-	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. The site is within the Rowledge Character Area but is within the countryside and constrained by woodland where a substantial increase in development would adversely affect the character of the area.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is not in the floodplain.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and existing flood risk may become more severe as the

		climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on homes and amenities but a minor negative impact on landscape, transport, flooding, energy efficiency and climate change.		

Land at Northbrook Park, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	++	Development would contribute to new dwellings.
2. Landscape /open space	- -	This is an area of medium landscape value and high landscape sensitivity. This significant development of 15.3ha set in open countryside removed from Farnham would have a significant detrimental effect on the landscape. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	- -	New housing of this scale which is remote from the town is likely to significantly increase traffic on local roads. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	- -	This proposed new settlement is remote from Farnham with unspecified on-site infrastructure and therefore a significant distance from services.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI (although close by) or ancient woodland and is not within a BOA. The site is within 5km of the Thames Basin Heaths SPA so on site provision or contribution towards SANG is required to prevent any harm to the SPA through increased disturbance.
7. Character	- -	A new settlement provides the opportunity to create a distinctive character of its own but this substantial proposal in open countryside and removed from Farnham would have a significant detrimental effect on the landscape of high sensitivity on this approach to the town.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	Development land is within flood zone 1 although the SANG site is within flood zones 1, 2 and 3.
10. Energy efficiency	-	Residential development of this scale will significantly increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site of this scale will reduce natural drainage and existing flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.

Summary: A policy allocating this site for housing development is expected to have a significant positive impact on homes but a significant negative impact on landscape, transport, amenities and character as well as minor negative impact on water resources, energy efficiency and climate change.

Land at Lower Weybourne Lane, Badshot Lea		
Sustainability Objective	Score	Commentary
1. Homes	++	Development would contribute to new dwellings.
2. Landscape /open space	- -	This is an area of medium quality and medium sensitivity landscape. There is no loss of public open space. However, development would erode the gap between Weybourne and Bagshot Lea and not help prevent coalescence.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is within 730 metres of schools but is not in close proximity to the town centre, the railway station or a neighbourhood centre. There is a bus stop in 450 metres. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	?	The site has poor access to the town centre and only moderate access to local shops and services and public transport.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI (although close by) or ancient woodland and is not within a BOA. The site is within 5km of the Thames Basin Heaths SPA and on-site SANG provision is not feasible so contribution towards SANG is required to prevent any harm to the SPA through increased disturbance.
7. Character	- -	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. Development in this gap would harm the individual character and setting of Weybourne and Badshot Lea.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	-	The site is Flood Zone 2 with moderate risk of flooding from the Blackwater River. Development of a greenfield site will reduce natural drainage.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and existing flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.

12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a significant positive impact on homes but a significant negative impact on landscape, the individual character and setting of Weybourne and Badshot Lea and the coalescence of these settlements as well as minor negative impact on transport, water resources, flooding, energy efficiency and climate change.		

Land to the East of Badshot Lea (Land east of Low Lane) (south)		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create new homes.
2. Landscape /open space	-	Development of this site would intrude beyond the well defined existing boundary of Low Lane into open countryside and would cause harm to the character and appearance of this area of high landscape sensitivity and would erode the gap between Farnham and Aldershot. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is not in a sustainable location close to a town or neighbourhood centre. It is within walking distance of an infant school and bus stop. Residential development will increase motorized trips. The site is not in an AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has poor access to the town centre and only moderate access to local shops and services.
6. Biodiversity	-	The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance. The site intersects with a Biodiversity Opportunity Area. There are no other biodiversity designations at this site.
7. Character	-	The site is not within a Conservation Area, part of the setting of a Listed Building or Building of Local Merit. Development in this location would erode the gap between Badshot Lea and Aldershot, which would harm their separate identities.
8. Water Resources	-	Any residential development is likely to increase water use and reduce natural drainage.
9. Flooding	-	This is a Flood Zones 2 and 3, medium to high probability of flooding. Any development would need to address flooding issues.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.

Summary: A policy allocating this site for housing development is expected to have a minor positive impact on homes. Minor negative impacts are anticipated on landscape, transport, amenities, biodiversity, character, water resources, flooding, energy efficiency and climate change.

10 Acre Walk, Clifton Close, Rowledge		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would help to meet the need for new homes.
2. Landscape /open space	-	The greenfield, wooded site is of medium landscape value and sensitivity outside the built up area. The site is within the gap between Rowledge and Boundstone and development would increase coalescence.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads, particularly when, as in this case, the site is not in close proximity to a neighbourhood centre. There is a bus stop in 180 metres. The site is not within the AQMA. Loss of trees would have a negative impact on air quality.
5. Amenities	?	The site has moderate access to local shops and services.
6. Biodiversity	-	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Development of this site would result in the removal of woodland and a reduction in area of Natural and Semi Natural Green Space. Loss of trees would be likely to have a negative impact on biodiversity.
7. Character	-	Development of the wooded countryside would extend the built up area and adversely affect the separate identities of Rowledge and Boundstone and the character of the neighbourhood.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is within Flood Zone 1, low probability of flooding. Loss of vegetation may increase the risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce woodland (and CO2 benefits) and natural drainage and flood risk may increase as the climate changes.
12. Heritage	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on homes but a minor negative impact on landscape/ coalescence, transport/air quality, biodiversity, character, water resources, energy efficiency and climate change.		

Land off Waverley Lane (Compton Fields)		
Sustainability Objective	Score	Commentary
1. Homes	++	Development on this relatively large site would make a significant positive impact on housing provision.
2. Landscape /open space	- -	Development of this greenfield land would result in the loss of openness of the sites and would have a significant adverse impact on this landscape of high value and sensitivity. There is no loss of public open space.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is not well located in relation to town or neighbourhood centres, schools or other services. It is within 200m of bus services. Residential development in this location is likely to increase the number of motorised trips, particularly on rural lanes. The site is not within an AQMA.
5. Amenities	?	The site has only moderate access to local shops and services, but it adjoins a recreation area. Residential development will increase support for and pressure on local amenities.
6. Biodiversity	0	The site adjoins ancient woodland and an SNCI. The site is within 5km of the Thames Basin Heaths SPA but on-site SANG provision could help to control disturbance to the SPA. A stream runs through the site.
7. Character	-	The site is screened by vegetation. The treed boundaries to Waverley Lane provide a verdant entrance to the town. Development would extend the built up area and adversely affect the character of the neighbourhood.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage. There are surface water features on site which might be affected by development.
9. Flooding	-	The site is flood zone 2 with some zone 3 along the Bourne Stream.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may increase as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	?	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit. A small area at the north western tip of the southern site has archaeological potential.

Summary: A policy allocating this site for housing development is expected to have a significant positive impact on homes but a significant negative impact would be anticipated on landscape and minor negative impacts on transport, character, water resources, flooding, energy efficiency and climate change.

Land at 35 Frensham Vale, Lower Bourne		
Sustainability Objective	Score	Commentary
1. Homes	+	Development on this relatively large site would make a positive impact on housing provision, however site constraints would limit the number of units.
2. Landscape /open space	--	This extensive site is currently occupied by two dwellings and associated curtilage and open space. The site with a woodland setting is located in an area of medium landscape value and sensitivity and is not well-related to existing development. Substantial development would have a significant negative impact on the dominant landscape character of the area and the setting of the southern part of the town.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is not well located in relation to town or neighbourhood centres, schools or other services. It is 650m from bus services. Frensham Vale does not have a footway. Residential development in this location is likely to increase the number of motorised trips. The site is not within an AQMA.
5. Amenities	-	The site has poor access to local shops and services and public transport. Frensham Vale does not have a footway.
6. Biodiversity	-	The site is within or adjoins ancient woodland and development may have a minor adverse effect on habitats.
7. Character	-	The site is within the Bourne Character Area. The site is not well related to the town's individual neighbourhoods and would not complement their character.
8. Water Resources	-	Development in woodland is likely to increase water use and reduce natural drainage.
9. Flooding	-	The entrance is in Flood Zone 3. Reduction in woodland would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a woodland site will reduce natural drainage and flood risk may increase as the climate changes.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on homes and a significant negative impact on landscape, with minor negative impacts expected in terms of transport, amenities, biodiversity, character, water resources, flooding, energy efficiency and climate change. All other impacts are uncertain or not significant.		

Land at Stockwood Way, Farnham (Parcel B)		
Sustainability Objective	Score	Commentary
1. Homes	++	Development would create new homes.
2. Landscape /open space	- -	The landscape is of medium value and sensitivity and development of this greenfield site would have a significant negative impact on the coalescence of Farnham and Aldershot.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	-	This location has moderate access to shops, services, schools and bus services. The site lies outside the AQMA. Housing development in this edge of town location would be likely to increase the number of motorised trips which would have a negative impact on air quality and traffic congestion.
5. Amenities	?	The site has only moderate access to local shops and services and public transport. The site adjoins school playing fields which may have public access.
6. Biodiversity	0	The site is within 5km of the Thames Basin Heaths SPA. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance. No other biodiversity designations apply to the site, but development would involve a loss of trees.
7. Character	-	Development in this gap would harm the character of this part of Badshot Lea and adversely affect the separate identities of Farnham and Aldershot.
8. Water Resources	-	New housing will increase demand for water and reduce natural drainage. There are surface water features on the site which would have to be protected.
9. Flooding	-	The site is Flood Zone 2 and 3, of moderate to high risk of flooding. Development of the site would reduce vegetation and natural drainage and may affect water courses.
10. Energy efficiency	-	Development would increase demand for energy in the houses and for transport.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. The development would be likely to reduce vegetation and greenspace, reducing natural drainage.
12. Heritage	0	The site is not within a Conservation Area and does not affect the setting of the Conservation Area' Listed Buildings or Buildings of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a significant positive impact on homes and a significant negative impact on landscape/open space. Minor negative impacts would be likely on transport, character, water resources, flooding, energy efficiency and climate change. All other impacts are uncertain or not significant.		

Land South of Badshot Lea – Consortium		
Sustainability Objective	Score	Commentary
1. Homes	++	This is a large development site which would make a significant contribution to meeting housing need.
2. Landscape /open space	- -	This is an area of low landscape value and medium landscape sensitivity. There is no loss of public open space. However, development would form a significant extension to Badshot Lea and intrusion into open countryside.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	- -	New housing would increase traffic on local roads and the A31. The site is not within the AQMA. The site is not sustainably located being over 2 km from the nearest neighbourhood centre. Loss of green open space may have a negative impact on air quality, but reinforcement of landscape screening would be required and a portion of the site could be retained as natural greenspace, which would help to retain air quality.
5. Amenities	-	The site has poor access to local shops and services and public transport. Residential development will increase support for, and pressure on, local amenities. Development could involve the creation of an on-site SANG which would improve access to public natural greenspace.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Any negative impact could also be reduced by new tree planting. The site is within or adjoins ancient woodland. The site is within 5 km of Thames Basin Heaths SPA, so on site SANG or a contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	- -	Development of this extensive area would significantly adversely affect the character of the Badshot Lea character area.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is not within the floodplain.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. The development would be likely to reduce the green open space, reducing natural drainage.
12. Heritage	0	Development could affect the setting of three listed buildings. The site is not within a Conservation

		Area or part of the setting of a Conservation Area or Building of Local Merit.
<p>Summary: A policy allocating this site for housing development is expected to have a significant positive impact on homes and a significant negative impact on landscape, transport and character. Minor negative impacts would be anticipated on amenities, water resources, energy efficiency and climate change. All other impacts are uncertain or not significant.</p>		

Land to the rear of 48 Wrecclesham Hill, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create new homes. Impact would depend on the net increase achieved on this sensitive wooded site.
2. Landscape /open space	-	The site comprises two dwellings, gardens and woodland. It is considered in the landscape assessment to be of medium value and sensitivity. Development of the greenfield site would significantly intrude into the landscape beyond the linear frontage development and have an adverse impact on the ancient woodland.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. However, this site is reasonably close to a neighbourhood centre and bus services which should limit the length and number of motorised journeys. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	?	The site has reasonable access to local shops and services and public transport. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	-	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or BOA. However the northern part of the site is semi-natural ancient woodland and development in that area would have a negative impact on biodiversity. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	?	The impact on character will depend to a large degree on the retention of the woodland setting.
8. Water Resources	-	New residential development would increase demand for water and reduce natural drainage.
9. Flooding	-	The site is in Flood Zone 1, low risk of flooding. Any removal of trees could have a negative impact on natural drainage.
10. Energy efficiency	-	Residential development may increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of vegetated parts of the site would reduce natural drainage and flood risk may increase as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area and does not affect the setting of the Conservation Area' Listed Buildings or Buildings of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on homes and minor negative impacts on landscape, transport,		

biodiversity, water resources, flooding, energy efficiency and climate change. If development involved the loss of ancient woodland, this would have a more significant impact on landscape, biodiversity, flooding, water resources and climate change.

Land at St Georges Road, Badshot Lea		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create new homes.
2. Landscape /open space	-	This is an area of high landscape sensitivity and medium landscape value. There is no loss of public open space. Development of this isolated site would have an adverse impact on this landscape of high sensitivity and erode the strategic gap between Badshot Lea and Aldershot.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is over 2 kilometres from the nearest neighbourhood centre. There is a bus stop in 520 metres. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has poor access to local shops and services.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Any negative impact would also be reduced by new tree planting. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	-	The site would extend development beyond the recognizable boundary and would have a negative adverse impact of the character of the neighbourhood.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is not in the floodplain.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	?	The site adjoins a site of high archeological interest and is part of the setting of a Listed Building. Impact on this objective will depend on implementation. The site is not within a Conservation Area or part of the setting of a Conservation Area or Building of Local Merit.

Summary: A policy allocating this site for housing development is expected to have a minor positive impact on housing and minor negative impacts on landscape, transport, amenities, character, water resources, energy efficiency and climate change.

Century Farm, Green Lane, Badshot Lea		
Sustainability Objective	Score	Commentary
1. Homes	++	Development would create more homes.
2. Landscape /open space	-	This isolated site is within the countryside. This is an area of medium landscape value and sensitivity. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is only moderately related to local services and public transport being 850 metres of schools but over a kilometer from the nearest neighbourhood centre. There is a bus stop in 670 metres. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has only moderate access to local shops and services and public transport.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	-	The site does not relate well to existing development.
8. Water Resources	-	Any residential development involving previously vegetated land is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1 – which is at low risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of green areas will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a significant positive impact on housing and minor negative impacts on landscape, transport, amenities, character, water resources, energy efficiency and climate change.		

Cherryfields, Fullers Road, Rowledge		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create new homes.
2. Landscape /open space	-	This is an area of medium landscape value sensitivity within the gap between Rowledge and Wrecclesham. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	?	New housing is likely to increase traffic on local roads, but as this is a small site any impact is likely to be limited. The site is 530 m from the nearest neighbourhood centre but is not well related to local schools. There is a bus stop in 140 metres. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	?	Residential development will increase pressure on, and support, local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	-	Development in this gap would harm the individual character and setting of Wrecclesham and Rowledge.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1, low probability of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on housing and minor negative impact on landscape, character, water resources, energy efficiency and climate change.		

1 Tongham Road, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	0	Small site in rural hamlet may not generate a net increase in homes.
2. Landscape /open space	-	Currently private house and garden in an isolated hamlet. The small scale site is in the AONB candidate area. Development would harm the rural character of the area (part of an AONB Candidate Area) and cause damage to trees.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	0	Located in the small hamlet but few amenities remain besides a pub and restaurant. Poorly located relative to town and neighbourhood centres but within 10 m minute of a bus stop. A small-scale development would have negligible impact on traffic or air quality.
5. Amenities	0	Negligible impact
6. Biodiversity	0	The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance. There are no other biodiversity designations that affect the site.
7. Character	-	Development would open up this site and extend and consolidate residential development which would harm the rural character of the area (part of an AONB Candidate Area) and cause damage to trees.
8. Water Resources	0	New housing will increase demand for water and reduce natural drainage. However any impact would be minimal.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	0	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	0	New homes will contribute to carbon consumption in the buildings and transport. However this is a very small scale site.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: This is a small site in a hamlet outside the Built Up Area that would not be suitable for intensive development. A policy allocating this site for housing development is expected to have a minor negative impact on landscape and character. There would be negligible impact on other objectives.		

Land east of Low Lane (including Crooksby View), Badshot Lea		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create new homes.
2. Landscape /open space	-	Development of this site would break into open countryside to the east of Low Lane - with no strong existing boundary to contain the development. This site is part of an area of medium landscape value and high landscape sensitivity. Development would adversely impact on landscape of high sensitivity and woodland as well as erode the strategic gap between Farnham and Aldershot. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is not close to a town or neighbourhood centres. It is within walking distance of an infant school and bus stop. Residential development will increase motorised trips. The site is not in an AQMA.
5. Amenities	-	The site is not well located relative to local amenities and residential development would increase pressure on amenities.
6. Biodiversity	0	There are no biodiversity designations that affect the site. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	-	The site would extend development beyond the recognisable road boundary and would have a negative adverse impact of the character of the neighbourhood. Development in this location would erode the gap between Badshot Lea and Aldershot, which would harm the individual character and setting of Badshot Lea.
8. Water Resources	-	Any residential development is likely to increase water use and reduce natural drainage.
9. Flooding	-	This site is within Flood Zones 2 and 3, medium to high probability of flooding. Any development would need to address flooding issues.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	?	The site is not within a Conservation Area, but is part of the setting of a Listed Building or Building of

		Local Merit. Impact would depend on implementation.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on homes. Minor negative impacts are anticipated on landscape, transport, amenities, character, water resources, flooding, energy efficiency and climate change.		

Land at Cedar House, Byworth Road		
Sustainability Objective	Score	Commentary
1. Homes	+	Development could create a modest net increase in dwellings.
2. Landscape /open space	-	This is in an area of high landscape sensitivity and medium value that is adjacent to semi-natural woodland. Development would impact on the wooded character of the site.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	-	Housing development in this edge of town location would be likely to increase the number of motorised trips which would have a negative impact on air quality and traffic congestion. The site is not within the AQMA. The site has only moderate access to the town centre, schools and bus services.
5. Amenities	-	The site has only moderate access to local amenities.
6. Biodiversity	?	The site is occupied by a large number of mature trees and is adjacent to semi-natural woodland which may provide habitats but there are no biodiversity designations that affect the site. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	?	The trees form part of the setting of the town and their loss could have a negative impact on the character of the neighbourhood.
8. Water Resources	-	New housing will increase demand for water.
9. Flooding	-	The site is Flood Zone 3, high risk of flooding. If development involved a loss of trees, this would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the homes will increase demand for energy in the houses and for transport.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. The development would be likely to reduce the green open space, reducing natural drainage.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on homes and a minor negative impact on landscape/open space, transport/air quality, amenities, water resources, flooding and energy efficiency. All other impacts are uncertain or not significant.		

Wrecclesham Farm Buildings, Echo Barn Lane, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Residential development would help to meet the need for homes. However, it is not a large site.
2. Landscape /open space	-	The site is situated in an area of medium landscape value and sensitivity within the gap between Wrecclesham and Rowledge. Occupied by one building, more intensive development would harm the character of the countryside and erode the gap in this sensitive location. There would be no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	- -	This site is poorly related to most existing services, centres and public transport. Development would have a negative impact on motorised traffic and air quality, depending on the net increase in dwellings. The site is not within the AQMA.
5. Amenities	-	The site has poor access to a neighbourhood centre, schools and public transport. New residential development will increase pressure on local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA.
7. Character	-	Development in this gap would harm the individual character and setting of Wrecclesham and Rowledge.
8. Water Resources	-	Residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	This is a Flood Zone 1 site with a low probability of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development may reduce natural drainage. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect. Impact would depend on the net increase in homes.
12. Heritage	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on homes, a significant negative impact on transport and minor negative impact on landscape /open space, amenities, character, water resources, energy efficiency and climate change. All other impacts are uncertain or not significant.		

Wrecclesham Farm Nursery, Echo Barn Lane, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Residential development would help to meet the need for homes. However, it is not a large site.
2. Landscape /open space	-	The site is situated in an area of medium landscape value and sensitivity within the gap between Wrecclesham and Rowledge. Residential development would harm the character of the countryside and erode the gap in this sensitive location. There would be no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	- -	This site is poorly related to most existing services, centres and public transport. Development would have a negative impact on motorised traffic and air quality, depending on the number of dwellings. The site is not within the AQMA.
5. Amenities	-	The site has poor access to a neighbourhood centre, schools and public transport. New residential development will increase pressure on local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA.
7. Character	-	Development in this gap would harm the individual character and setting of Wrecclesham and Rowledge.
8. Water Resources	-	Residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	This is a Flood Zone 1 site with a low probability of flooding. Policy FNP1 requires that new development will not increase the risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development would reduce natural drainage. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to be likely to have a minor positive impact on homes, a significant negative impact on transport and minor negative impact on landscape /open space, amenities, character, water resources, energy efficiency and climate change. All other impacts are uncertain or not significant.		

Land to the south of Monkton Lane, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	++	The development would create new homes..
2. Landscape /open space	-	The site is part of an area of medium landscape value and sensitivity. Development of this relatively isolated site located between built up parts of the settlement would have a negative urbanising impact and harm the rural character and appearance of the area. There is no loss of public open space.
3. Employment/ centres	0	No impact
4. Transport/Air Quality	-	New housing is likely to increase traffic on adjoining roads. Monkton Lane to the east of the site is narrow with no footpaths and a rural character. There is a bus stop in 240 metres but the site is beyond walking distance to a range of facilities. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	?	The site has moderately good access to a neighbourhood centre, schools and public transport.
6. Biodiversity	0	This grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Any negative impact would also be reduced by new tree planting. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	-	The site is close to residential development and is well screened by vegetation. The site would appear visually isolated and would fail to satisfactorily integrate with the existing pattern of development nearby.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	This is a Flood Zone 1 site with a low probability of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local

		cooling effect.
12. Heritage	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a significant positive impact on homes but a minor negative impact on landscape /open space, transport/air quality, character, water resources, energy efficiency and climate change.		

Land at Guildford Road and Tongham Road, Runfold		
Sustainability Objective	Score	Commentary
1. Homes	++	Development would create new homes.
2. Landscape /open space	- -	This is a greenfield site outside the built up area. Development would be intrusive in, and have a detrimental effect on, this area of high landscape value and sensitivity. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is 10 metres from the nearest bus stop but is in the countryside with poor access to other local services. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has poor access to local shops and services.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	-	The site is not well related to the town's individual neighbourhoods and would not complement their character.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	-	The northern part of the site is in Flood Zones 2 and 3, moderate to high risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, listed building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a significant positive impact on housing and a significant negative impact on landscape. Minor negative impacts are anticipated regarding transport, amenities, character, water resources, flooding, energy efficiency and climate change.		

Part of 30 Frensham Vale, Lower Bourne, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would make a positive impact on housing provision, however site size and constraints would limit the number of units.
2. Landscape /open space	-	This curtilage of residential property site is located in an area of low landscape value and medium sensitivity. Development would be intrusive in, and have a detrimental effect on, the landscape.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is not well located in relation to town or neighbourhood centres, schools or other services. It is 650m from bus services. Residential development in this location is likely to increase the number of motorised trips. The site is not within an AQMA.
5. Amenities	-	The site has poor access to local shops and services and public transport. Frensham Vale does not have a footway.
6. Biodiversity	-	Any loss of woodland would be likely to have a negative impact on biodiversity.
7. Character	-	The site is not well related to the town's individual neighbourhoods and would not complement their character.
8. Water Resources	-	Development in woodland is likely to increase water use and reduce natural drainage.
9. Flooding	-	The site is in Flood Zones 2 and 3a. Reduction in woodland would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a woodland site will reduce natural drainage and flood risk may increase as the climate changes.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on housing and a minor negative impact on landscape, transport, amenities, biodiversity, character, water resources, flooding, energy efficiency and climate change.		

30 Frensham Vale, Lower Bourne, Farnham

Sustainability Objective	Score	Commentary
1. Homes	+	Development on would make a positive impact on housing provision, however site constraints would limit the number of units.
2. Landscape /open space	-	This site with a dwelling in a woodland setting is located in an area of low landscape value and medium sensitivity. It is not well-related to existing development.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is not well located in relation to town or neighbourhood centres, schools or other services. It is 650m from bus services. Residential development in this location is likely to increase the number of motorised trips. The site is not within an AQMA.
5. Amenities	-	The site has poor access to local shops and services and public transport. Frensham Vale does not have a footway.
6. Biodiversity	-	Any loss of woodland would be likely to have a negative impact on biodiversity.
7. Character	-	The site is not well related to the town's individual neighbourhoods and would not complement their character.
8. Water Resources	-	Development in woodland is likely to increase water use and reduce natural drainage.
9. Flooding	-	The site is in Flood Zones 2 and 3a. Reduction in woodland would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a woodland site will reduce natural drainage and flood risk may increase as the climate changes.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on housing and a minor negative impact on landscape, transport, amenities, biodiversity, character, water resources, flooding, energy efficiency and climate change.		

Monkton Farm, Monkton Lane, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create more homes.
2. Landscape /open space	-	This is an area of medium landscape quality and sensitivity. There is no loss of public open space. However, development would erode the gap between Weybourne and Bagshot Lea.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. There is a bus stop in 240 metres but is beyond walking distance to a range of facilities.. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	?	The site has moderately good access to local shops and services and public transport.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	-	The site does not relate well to existing development. Development in this gap would harm the individual character and setting of Weybourne and Bagshot Lea.
8. Water Resources	-	Any residential development involving previously vegetated land is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1 – which is at low risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of green areas will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on housing and a minor negative impact on landscape, transport, character, water resources, energy efficiency and climate change.		

Land at Farnham Park Hotel and Restaurant, Lower Hale Road, Farnham (Green Burial Site)		
Sustainability Objective	Score	Commentary
1. Homes	++	This large site would have the potential for a significant number of new homes.
2. Landscape /open space	- -	This site is in an area of high landscape value and sensitivity adjoining Farnham Park Historic Park and Garden and would cause considerable harm to the character of the area.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site has moderately good access to local services, Farnham town centre and public transport. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	?	The site has moderately good access to local shops and services, public transport and good access to the neighbouring Farnham Park.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI or ancient woodland and is not within a BOA. It adjoins an SNCI. The site is within 5 km of Thames Basin Heaths SPA, so on site provision or a contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance. Development of this site and other sites to the east would cumulatively fragment the corridor of green open space between Farnham and Hale/Weybourne. The ecological value of surface water features would need to be protected.
7. Character	-	Development of this large site would not complement the character of the town's individual neighbourhoods and would have an adverse impact on the setting of Farnham.
8. Water Resources	-	Any residential development involving previously vegetated land is likely to increase water use and reduce natural drainage. Surface water features might be affected by development.
9. Flooding	0	The site is in Flood Zone 1 – which is at low risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of green areas will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and

		have a local cooling effect.
12. Heritage	-	The site is not within a Conservation Area or part of the setting of a Conservation Area. . Development would have a harmful impact on the setting of listed buildings and impact on the setting of Farnham Park Historic Park and Garden.
Summary: A policy allocating this site for housing development is expected to have a significant positive impact on housing and a significant negative impact on landscape. Minor negative impact on transport, character, water resources, energy efficiency, climate change and heritage are also anticipated.		

Land South of Frensham Vale Road, Lower Bourne		
Sustainability Objective	Score	Commentary
1. Homes	++	Development on this large site would make a positive impact on housing provision.
2. Landscape /open space	-	This is a greenfield site, much of which is wooded, in an area of medium landscape value and sensitivity. It is not well-related to existing development. The extensive site is located within the gap between Rowledge and Boundstone. Residential development would harm the character of the countryside and erode the gap in this sensitive location. There is no loss of public open space. Development in this location would affect the landscape setting of the south side of Farnham.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is not well located in relation to town or neighbourhood centres, schools or other services. It is 650m from bus services. Residential development in this location is likely to increase the number of motorised trips. The site is not within an AQMA.
5. Amenities	-	The site has poor access to local shops and services and public transport. Residential development will increase pressure on local amenities.
6. Biodiversity	-	The site is within or adjoins ancient woodland and development could have a minor negative impact.
7. Character	-	The site is not well related to the town's individual neighbourhoods and would not complement their character.
8. Water Resources	-	Development in woodland is likely to increase water use and reduce natural drainage.
9. Flooding	- -	The site is in Flood Zones 2 and 3a. Reduction in woodland would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a woodland site will reduce natural drainage and flood risk may increase as the climate changes.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a significant positive impact on housing and significant negative impact on flooding. Minor negative impacts would be expected on landscape, transport, amenities, biodiversity, character, water resources, energy efficiency and climate change.		

Land at Lavender Lane, Rowledge, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	++	Development on this relatively large site would make a positive impact on housing provision.
2. Landscape /open space	-	This is a greenfield site in an area of medium landscape value and high sensitivity which is not well-related to existing development. Development in this location would erode the gap between Wrecclesham and Rowledge.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is not well located in relation to town or neighbourhood centres, schools or other services. It is 550m from bus services. Residential development in this location is likely to increase the number of motorised trips. The site is not within an AQMA.
5. Amenities	-	The site has poor access to local shops and services and public transport.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Any loss of trees would be likely to have a negative impact on biodiversity.
7. Character	-	Development in this gap would harm the individual character and setting of Wrecclesham and Rowledge.
8. Water Resources	-	Greenfield development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1, low probability of flooding. Reduction grassland and trees would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a woodland site will reduce natural drainage and flood risk may increase as the climate changes.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a significant positive impact on housing and minor negative impacts on landscape, transport, amenities, character, water resources, energy efficiency and climate change.		

Land at Burnt Hill Road, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create more homes.
2. Landscape /open space	- -	This site is within the South Farnham Arcadian Area where landscape dominates the character of the area. Significant development associated with a housing allocation would have a significant negative impact on this objective.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site has good access to a bus stop but moderate access to local services. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has moderate access to a local centre, school and bus stop.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	- -	The site is within the South Farnham Arcadian Area where the landscape and low density of development contribute to the character. Significant development associated with a housing allocation would have a significant negative impact on the distinctive character of the area.
8. Water Resources	-	Any residential development involving previously vegetated land is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1 – which is at low risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of green areas will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on housing and significant negative impact on the landscape and		

character of the area. Minor negative impact is also anticipated on transport/air quality, amenities, water resources, energy efficiency and climate change.

13 Upper Old Park Lane, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Residential development would make a positive impact on housing provision.
2. Landscape /open space	- -	This is a partially developed site, comprising residential properties, stabling and paddocks, which is not well related to the built up area of the town. More intensive development associated with a housing allocation would have a significant negative effect on the landscape of high value and sensitivity. Development would also intrude into, and have a detrimental impact on, the historic value of Farnham Old Park. Development at this scale would have an adverse impact on the landscape gap between Upper Hale and Town areas.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is 530 m from an infant school but is not well located in relation to neighbourhood centres or other services. It is 210m from bus services. Residential development in this location is likely to increase the number of motorised trips. The site is not within an AQMA.
5. Amenities	-	The site has poor access to local shops and most services.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	-	The site is not well related to the town's individual neighbourhoods and would not complement their character.
8. Water Resources	-	Greenfield development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1, low probability of flooding. Loss of grassland and trees would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of former paddocks would reduce natural drainage and flood risk may increase as the climate changes.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.

Summary: A policy allocating this site for housing development is expected to have a minor positive impact on housing, significant negative effect on landscape and minor negative impacts on transport, amenities, character, water resources, energy efficiency and climate change.

Hawthorn Farm, Rowledge		
Sustainability Objective	Score	Commentary
1. Homes	+	Residential development would make a positive impact on housing provision.
2. Landscape /open space	- -	This is a greenfield site in an area of medium landscape value and sensitivity. It is located in an area proposed for inclusion in the Surrey Hills AONB. Development in this location would erode the gap between Rowledge and Frensham. The site is not well related to existing development.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is 530 m from the nearest neighbourhood centre but is not close to schools and other services. Residential development in this location would increase the number of motorised trips, including on rural lanes. The site is not within an AQMA.
5. Amenities	-	The site has poor/moderate access to local shops and services.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA.
7. Character	-	Development in this gap would harm the individual character and setting of Rowledge and Frensham.
8. Water Resources	-	Greenfield development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is not in the floodplain. Loss of grassland and trees would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of greenfield land would reduce natural drainage and flood risk may increase as the climate changes.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on housing and a significant negative impact on landscape in this sensitive location. Minor negative impacts would include transport, amenities, character, water resources, energy efficiency and climate change.		

Land to rear of Three Stiles Road, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create new homes.
2. Landscape /open space	0	This greenfield site has hedgrows and treed boundaries on two sides and is enclosed by residential development to the north, west and south. The site is within an area of high landscape value and medium sensitivity. Development of the site would have little impact on the wider landscape.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site has no suitable vehicular access. New housing is likely to increase traffic on local roads. The site has moderate access to services and bus stop. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	?	The site has no suitable vehicular access. The site has moderate access to local shops and services. Residential development will increase pressure on, and support, local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	0	The site is enclosed on three sides by residential development and could be developed without detriment to the character of North West Farnham.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1, low probability of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit.

Summary: A policy allocating this site for housing development is expected to have a minor positive impact on housing and minor negative impact on transport, water resources, energy efficiency and climate change.

1 Hillside Road, Lower Bourne, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Residential development would make a positive impact on housing provision however site size would limit the number of units.
2. Landscape /open space	-	This is a greenfield site in an area of medium landscape value and sensitivity. Development would urbanise the character of this area and intrude into this largely open field. Development in this location would be harmful to the character and appearance of the local area and be intrusive within the countryside.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is a significant distance from most services including public transport. Residential development in this location would increase the number of motorised trips, including on rural lanes. The site is not within an AQMA.
5. Amenities	-	The site has poor access to local shops and services.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA.
7. Character	-	Although individual dwellings are situated on either side of the site the presence of existing buildings is relatively modest and there are open views across the site and beyond its northeast boundary. The site is not well related to the town's individual neighbourhoods and would not complement their character.
8. Water Resources	-	Greenfield development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is not in the floodplain. Loss of grassland and trees would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of greenfield land would reduce natural drainage and flood risk may increase as the climate changes.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on housing and minor negative impacts on landscape, transport, amenities, character, water resources, energy efficiency and climate change.		

Crooksbury View, Low Lane, Badshot Lea, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Residential development would make a positive impact on housing provision however site size would limit the number of units.
2. Landscape /open space	-	Development of this site would consolidate development in the countryside to the east of Low Lane where development is sporadic and non-intrusive. Development would have an adverse impact on this landscape of high sensitivity and would erode the strategic gap between Farnham and Aldershot.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is a significant distance from most services but 320m from a bus stop. Residential development in this location would increase the number of motorised trips. The site is not within an AQMA.
5. Amenities	-	The site has poor access to local shops and services.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	-	Although individual dwellings are situated on either side of the site the presence of existing buildings is relatively modest and there are open views across the site and beyond its northeast boundary. The site is not well related to the town's individual neighbourhoods and would not complement their character.
8. Water Resources	-	Greenfield development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is not in the floodplain. Loss of grassland and trees would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of greenfield land would reduce natural drainage and flood risk may increase as the climate changes.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.

Summary: A policy allocating this site for housing development is expected to have a minor positive impact on housing and minor negative impacts on landscape, transport, amenities, character, water resources, energy efficiency and climate change.

Hawthorns, Bells Piece, Hale Road, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create new homes.
2. Landscape /open space	- -	Development would have a harmful impact on landscape of high value and sensitivity and the countryside between Hale and Town areas. The site is part of the setting of Farnham Park Historic Park and Garden. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site has good access to a neighbourhood centre, schools, GP and bus stop but is not in close proximity to the town centre or the railway station. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	+	The site has good access to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	-	Development would have a negative impact on this rural edge of Farnham.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1, low probability of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	-	Significant housing development on this site would have a detrimental impact on the setting of Farnham Park Historic Park and Garden.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on housing and amenities but a significant negative impact on landscape/ open space and minor negative impact on transport/ air quality, character, water resources, energy efficiency, climate change and heritage.		

Land west of Folly Hill, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	++	Development would create new homes.
2. Landscape /open space	- -	Development would represent a significant protrusion into the landscape gap between Upper Hale and Town areas. It would have a significant detrimental impact on landscape of high value and sensitivity. Development would have a detrimental impact on the historic value of Farnham Old Park. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site has good access to an infants school and bus stop and moderate access to other services, but is not in close proximity to the town centre or the railway station. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has good access to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5 km of Thames Basin Heaths SPA, so on site provision or a contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	- -	Development of this scale and prominent location would have a significant negative impact on this rural edge of Upper Hale.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1, low probability of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	?	The site is not within a Conservation Area but could affect the setting of a Listed Building.
Summary: A policy allocating this site for housing development is expected to have a significant positive impact on housing but a significant negative impact on landscape/ open space and character and minor negative impact on transport/ air quality, amenities, water		

resources, energy efficiency and climate change.

Land at Manley Bridge Farm, Manley Bridge Road, Rowledge		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create new homes.
2. Landscape /open space	-	The part wooded greenfield site is part of the countryside of medium landscape value and sensitivity. Development of the site would significantly intrude into the landscape and not enhance the value of the open countryside whilst harming the integrity of the gap between Rowledge and Wrecclesham. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. There is no suitable sustainable access to a site of this size. The site is within an accessible distance of a neighbourhood centre and bus stop and has moderate access to other services, but there are no footways and it is not in close proximity to the town centre or the railway station. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site is within an accessible distance of a neighbourhood centre (although there are no footways) but not a range of services. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	?	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI, is not within a BOA but could have an impact on adjoining ancient woodland.
7. Character	-	Development would have a negative impact on this rural edge of Shortheath & Boundstone.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	?	The site is in Flood Zone 1, low probability of flooding and Flood Zone 3, liable to flooding, at the northern boundary. Impact would depend on the design of development.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.

12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on housing but a minor negative impact on landscape, transport/ air quality, amenities, character, water resources, energy efficiency and climate change.		

Holt Pound Farm, Wrecclesham Hill, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	++	Development would create new homes.
2. Landscape /open space	- -	The site is within an area of medium landscape value and medium landscape sensitivity prominently located at the entrance to the town There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site has good access to a neighbourhood centre and to bus services but not a range of services. The site is not within the AQMA. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has good access to local shops and bus stop but not a range of services. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5 km of Thames Basin Heaths SPA, so on site provision or a contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	-	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. The site is within the Wrecclesham Character Area but development would extend the town edge and would not retain or enhance the character of the Wrecclesham area.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1, low probability of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.

12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a significant positive impact on housing but a significant negative impact on landscape/ open space and minor negative impact on transport/ air quality, amenities, character, water resources, energy efficiency and climate change.		

Land to the south of Oast House Lane, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create new homes.
2. Landscape /open space	- -	Development would have a significant detrimental impact on landscape of high value and sensitivity and would intrude into open countryside between Upper Hale and Town areas. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site has good access to a neighbourhood centre, secondary school and to bus services and moderate access to other services. The site is not within the AQMA. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has good access to a neighbourhood centre, secondary school and to bus services moderate access to other services but moderate access to other services. Policy FNP30 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA, but adjoins a Site of Nature Conservation Importance. The site is within 5 km of Thames Basin Heaths SPA, so on site provision or a contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance.
7. Character	-	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. The site is within the Hale & Heath End Character Area but development of this scale would extend the town edge and would not retain or enhance the character of the area which neighbours Farnham Park and low density housing to the east and north.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1, low probability of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.

11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
12. Heritage	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
Summary: A policy allocating this site for housing development is expected to have a minor positive impact on housing but a significant negative impact on landscape/ open space and minor negative impact on transport/ air quality, amenities, character, water resources, energy efficiency and climate change.		

This Sustainability Appraisal/ Strategic
Environmental Assessment has been prepared
on behalf of Farnham Town Council by

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Chartered Town Planners

